

**HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**c/o Sunstate Association Management Group, Inc.**  
**5602 Marquesas Circle Suite #3**  
**Sarasota, Florida 34233**  
**(941) 870-4920 phone ~ (941) 870-9652 fax**

---

Greetings,

As you may be aware, we have been attempting to update our condominium documents over the past 2 years. We have been advised by three separate lawyers that our documents, which were created in 1986, are outdated, superseded by several statutory changes and therefore, need to be updated. Your Board of Directors created a diverse Documents Committee and tasked them with working with our new lawyer, Ernie Sturges, in updating the documents. The specific charge to the committee and Attorney Sturges was to simply update the documents so that they conform with the current law, eliminate reference to the developers which have long ago ceded their interests, and make no substantive changes which would affect our homeowner's rights. Through the hard work of the committee and Attorney Sturges, which has taken more than a year, we feel that we have accomplished this goal and we will be presenting updated documents for a vote of the homeowners at our annual meeting on December 1, 2018. In order for the updated documents to be accepted, they must be approved by a majority of the homeowners. We understand that this is a very important decision for the homeowners and we wish to provide as much information as possible so that you may make an informed decision. Accordingly, we are providing all homeowners with the following information:

Enclosed is notice of a "Town Hall" meeting which will occur at the HBBC's clubhouse on Saturday, September 22, 2018 at 10:30 AM. We also include a letter from Mr. Sturges explaining his recommendations. Attorney Sturges will be in attendance and there is a call-in number for those who wish to attend by telephone. Furthermore, we have provided an email address for anyone who wishes to pose a question to Mr. Sturges ahead of time so that he can address the question in his opening remarks. If, after reviewing the documents, you have any questions, please email them to [communications@myhideawaybay.com](mailto:communications@myhideawaybay.com) **prior to 5:00 PM, September 14, 2018.**

Please go to our community website at [www.myhideawaybay.com](http://www.myhideawaybay.com) where we have made the following documents available to all homeowners for review:

- A "redlined" version of the proposed documents. This document constitutes our current documents and any underlined portions are new language which we would be voting to accept and any language stricken through would be language which would be eliminated by virtue of a vote accepting the updated

documents. We hope that this will provide all homeowners with an easy way to read the changes.

- Because a vote in favor of accepting the updated documents would bind us to the current 2017 Condominium Act, Mr. Sturges has provided a summary table of all changes to that statute since 1986. Some changes to the act are procedural, which means that they already apply to all condominiums regardless of what their bylaws say. Updating to the 2017 statute would apply any substantive changes from the date of enactment forward. By voting for the updated documents as presented, we would be updating our documents to the 2017 statute.
- We have also included a complete copy of the 1986 Condominium Act as well as a complete copy of the 2017 Condominium Act for those who may wish to compare the two separately.

If the ownership votes to accept the updated documents, there is an additional Amendment which will be presented on December 1 for a vote. This would simply add additional language to the updated documents and include "as amended from time to time" to any reference to the 2017 statute. This would allow our documents to automatically adopt any changes made to the statute in future years. This would avoid the need to update our documents frequently. The Document Committee was unanimous in recommending the updated documents to the 2017 statute, but was divided on whether to include the "as amended from time to time" language as recommended by Attorney Sturges. The Board decided to leave the decision to the Owners. Mr. Sturges will explain in detail why he recommends that we accept this language in addition to the updated documents as presented at the Town Hall meeting.

Your Board of Directors understands the gravity of this issue and have taken exceptional care in protecting the interests of all of our homeowners. We know that this is a lot of information to digest, which is why we have allotted so much time between now and the vote. Mr. Sturges will be able to explain the process in more detail at the town hall meeting.

HBBC Board of Directors