

Hideaway Bay Beach Club Condominium Association, Inc.

May 8th, 2010

Board of Directors Meeting Minutes

1. **Call to Order & Establish a Quorum:** John Hetrick called the meeting to order at 10:37 AM at the upstairs clubhouse meeting room located at Hideaway Bay Beach. A quorum was established with the following board members present in person: John Hetrick, Gretchen Tenk and Tim Beach. Lisa Anderson represented Star Hospitality Management.
2. **Proof of Notice of Meeting:** The meeting notice was posted in accordance with the Association Bylaws and Florida Statue 718.
3. **Approval of Previous Minutes:** Gretchen Tenk made a motion to approve the minutes of the November 14, 2009 Board of Directors meeting minutes. Tim Beach seconded the motion and the motion passed unanimously.
4. **Fill Vacant Board Seats:** Gretchen Tenk made a motion that Don Gagnon and Bob Barrere fill the two vacant board seats. Tim Beach seconded the motion and the motion carried. Bob Barerre was present in person and Don Gagnon was present via telephone conference.
5. **Financial Update:** Lisa Anderson of Star Hospitality Management gave a financial update to the membership.
6. **Old Business:**
 - a. **HBB Apparel** – Kevin Whispell discussed making hats, shirts, etc. with Hideaway Bay logo. Discussion took place on copyright issues and how these items could be sold. Kevin will update the membership at future meetings.
 - b. **Building Paint Color** – Lisa Anderson explained that a meeting and formal vote be taken by the membership to change the paint color of the buildings. Much discussion took place on the color, etc. A meeting was scheduled for June 12, 2010.
 - c. **Satellite Dishes** – Kevin Whispell commented on the history of the satellite dishes and that the Association's attorney had recommended an amendment change to the documents to bring everyone's satellite dish into compliance. This will also be voted on at the June 12, 2010 meeting.
 - d. **Sewer Plant Update** – Lisa Anderson and Kevin Whispell discussed details on projects needed for the sewer plant, including the deck needed to be replaced, a splitter box needs to be designed and installed as well as a flow meter. It was recommended to residents to help by removing garage disposals. The Island's water and sewer plans were discussed.
 - e. **Maintenance Update** - Kevin Whispell and Lisa Anderson discussed additional maintenance requirements. Kevin reported that all electrical panels had been inspected and 6 more panels needed to be replaced. It was also reported that the cements pads for the a/c units are not big enough to hold newer model air conditioning units. Discussion took place on changing these pads.
7. **New Business:**
 - a. **Reserve Transfer from Ferry Reserve** - Discussion took place on projects that needed to be done on buildings and the sewer plant. Lisa Anderson reported that there were not enough funds in the building reserve account to fund these projects/repairs. Bob Barerre made a motion that a membership meeting be held to vote to transfer up to \$75,000 from the Ferry fund to be used for these projects. Gretchen Tenk seconded the motion and the motion carried. A membership meeting will take place on June 12, 2010.
8. **Adjournment:** With no further business to come before the Board, Gretchen Tenk made a motion to adjourn the meeting at approximately 11:57 AM. Bob Barerre seconded the motion and the motion carried.