

# **Hideaway Bay Beach Club Condominium Association, Inc.**

**October 15th, 2011**

## **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 Gretchen Tenk, John Hetrick and Bob Barrere via telephone conference. Greg Anderson and Sherry Danko 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 May 6, 2011 Board of Directors meeting minutes. John Hetrick seconded the motion and the motion passed unanimously.
- 4. Old Business:**
  - a. Sewer Plant Update** – Lengthy discussion took place on the status of the Sewer Plant. A letter written by David Farabee to describe the state of the Sewer Plant was reviewed. An installation of a surge tank and an attempt to prolong the life of the cement tanks is necessary to attempt to alleviate failure of the system. The Board has directed Greg Anderson to coordinate with David Farabee to get Preliminary design completed on the surge tank and acquire DEP approval for such installation. Gretchen Tenk made a motion to give approval for engineer expenditures, John Hetrick seconded and the motion passed unanimously. The discussion also took place on the need to replace the existing facility and what steps were necessary to do preliminary planning. Greg Anderson will work with David Farabee to explore options (existing site, new site) and estimated cost to complete.
- 5. New Business:**
  - a. 2011 Operating Shortfall** – Greg Anderson reviewed the status of 2011 operating accounts. The major impact is the overruns on the Sewer Plant. The association is estimated to need to borrow \$40,000 from the insurance reserves to avoid shortfalls. The 2012 Budget will reflect the impact to payback the reserve account.
  - b. 2012 Budget Items-** Proposed budget scenarios were reviewed and the Board directed Greg Anderson to take out any expenditures related to the surge tank installation in the proposed 2012 budget. A letter is to be drafted and sent to all unit owners describing the Sewer Plant status and the finical impact. The letter will state that once the cost is determined the Board will meet to determine options on how to acquire the necessary funds to complete the project.
  - c. Ferry Boat Motor Replacement-** Greg Anderson presented an Estimate to replace the Boat motors on the ferry for a cost of \$28,034 with the money to be taken out of the reserves for that use. Gretchen Tenk made a motion to accept the bid, Bob Barrere seconded and the motion passed unanimously.
- 6. Adjournment:** With no further business to come before the Board, Gretchen Tenk made a motion to adjourn the meeting at approximately 12:02 PM. Bob Barerre seconded and the motion carried.