

Hideaway Bay Beach Club Condominium Association, Inc.

May 4, 2013

Board of Directors Meeting Minutes

- 1. Call to Order & Establish a Quorum:** John Hetrick called the meeting to order at 10:36 AM at the upstairs clubhouse meeting room located at Hideaway Bay Beach. A quorum was established with the following board member present in person Gretchen Tenk. John Hetrick and Bob Barrere via telephone conference. Greg 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. Old Business:** None
- 4. New Business:**
 - a. Waste Water Treatment Plant-** David Farabee (Engineer) provided an update on the surge tank installation project. The current plan is to start and complete this in May with several logistic details yet to be determined. Mack Industries will be onsite the week of May 7th to review and finalize the details. The conduit relocate and stair relocate have been completed. David Farabee reminded the Directors that once the install is completed we will have satisfied the consent order placed on the association by the DEP, but this will not address the condition of the plant concerning the longevity of the remaining tanks and equipment.
 - b. Delinquency Account Review-** Greg Anderson reviewed the status of the accounts delinquent in the payment of the special assessment. Currently we have seven (7) accounts unpaid, interest and late fees are being applied per the documents. Notifications have been sent to all delinquent accounts. This delinquency has not impacted any projects that are planned from the special assessment.
 - c. Rules & Regulation Enforcement-** Directors discussed the results of the enforcement measures taken this season and the general consensus was that is was successful in deterring issues. Kevin Whispell and the Captains efforts were acknowledged.
 - d. BBQ Area Seating Expansion-** Bob Barrere made a motion to expand the seating area at the BBQ Pit and purchase three new picnic tables. The work will include the services of Leydon Construction to install the post and joist for the deck. Two of the tables cost will be offset by donations from the Party fund and the Ladies Group. Gretchen Tenk seconded and the motion carried.
 - e. Other New Business-** Gretchen Tenk requested that a letter be sent out to all unit owners to review the duties of the Captains and the expectation of owners concerning trash and other household items.
- 5. Adjournment:** With no further business to come before the Board the meeting was adjourned at approximately 11:30 AM.