

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

**May 3, 2014**

## **Board of Directors Meeting Minutes**

- 1. Call to Order & Establish a Quorum:** John Hetrick called the meeting to order at 10:35 AM at the upstairs clubhouse meeting room located at Hideaway Bay Beach. A quorum was established with the following board members Greg Holt, John Hetrick and Bob Barrere in person or 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. Approval of Previous Minutes-** Bob Barrere made a motion to approve the minutes from the December 14, 2013 meeting, Greg Holt seconded and the motion carried.
- 4. Old Business:** None
- 5. New Business:**
  - a. Adoption of Revised Rules and Regulations-** John Hetrick provided an overview of the Boards concern and reason to propose the revisions to the Rules & Regulations (attached). Lengthy discussion occurred with Directors and unit owners over the proposed revisions. Bob Barrere made a motion to table the proposed revisions, Greg Holt seconded and the motion carried. John Hetrick requested that any unit owners wishing to make a comment on the proposed revision to do so in writing and send to Greg Anderson, the Board will review and provide a response. John Hetrick requested that a task force be developed to specifically address the parking area concerns. The task force will be headed up by Greg Holt and will consist of two other unit owners to be appointed by the Board. Kevin Whispell and Greg Anderson will also serve on the task force. The task force will make recommendations to the Board with a targeted date of September 2014.
  - b. Other New Business-** John Hetrick reviewed other business items that included Dock Legislation passage, maintenance project slated for 2014 and the Ferry inspection later this year.
- 6. Adjournment:** With no further business to come before the Board the meeting was adjourned at approximately 11:23 AM.

# **Hideaway Bay Beach Club Condominium Association**

## **Rules & Regulations**

### **Draft 3-31-14**

**A copy of these Rules and Regulation must be kept available in each unit for tenants and/or guests. It is the responsibility of each unit owner/occupant to be aware of these rules and regulations, and when violations may endanger others, immediately notify the Hideaway Caretaker (Kevin Whispell) of the situation. Observed violations should be addressed in writing to the Community Association Manager (Greg Anderson) at [g.anderson@starhospitalitymanagement.com](mailto:g.anderson@starhospitalitymanagement.com)**

#### **POOL**

1. Use the pool at your own risk. There is no lifeguard on duty. Minors (under age 16) shall be accompanied by a responsible adult.
2. Pool hours are: 10 AM to 9 PM or dusk, whichever occurs first.
3. Pets are not allowed in the pool area.
4. Diving is not permitted.
5. No glass or is permitted in the pool area.
6. Appropriate diapers or rubber pants are required for children that are not toilet trained.
7. Pool furniture must be covered with a towel when using lotions or oils.

#### **UTILITY CARTS**

Utility carts are provided for the unit occupant's convenience for hauling baggage, groceries and small items to and from the ferry. **Utility carts must be returned to the dock immediately after use.** The carts may not be taken to the beach or removed from Hideaway Bay Beach Club Property.

#### **PETS**

Only owners are allowed to bring pets on Association property. **Pet owners are required to keep their pets under control, leashed, and must clean up after them.** RENTERS and GUESTS ARE NOT ALLOWED PETS. Management will take all steps necessary to remove any pet that has been determined to be a nuisance.

#### **TRASH**

All trash and garbage must be secured in tied plastic trash bags and placed in the lattice trash receptacles. **Please do not set trash out after 5PM. The trash pickup service is only for trash generated by the occupants at Hideaway and no others.**

#### **FERRY, DOCKS and BOATS**

1. Renters and Guests will not be allowed access to the ferry or the docks without prior notification by the unit owner to the Condominium Office staff.
2. Boats can be moored at the docks only by a Hideaway unit occupant. Maximum length permitted in the boat slip is 21 ft.
3. Upon arrival, check in at the condominium office and register your boat. Boat slips are available on a first come/first served basis. A line across a dock space means a boater will be returning and the space is reserved. Federal and State regulations do not permit tying up behind the docks.
4. Use of the docks is AT YOUR OWN RISK.

#### **WEAPONS and WILDLIFE**

No weapons of any kind are allowed on Association property. **DO NOT** feed or mistreat any wildlife. Feeding wildlife causes them to relate to humans and could present danger to yourself and them.

#### **NOISE**

In consideration of the residential nature of our Condominium, loud or objectionable noise, including electronically amplified sound, shall not be permitted between 11:00PM and 8:00AM.

### **MAINLAND PARKING AREA**

Our mainland parking area has 74 lined spaces for 102 units and is **limited** to servicing the occupants at Hideaway. **No owner may utilize the parking area unless he is occupying his Hideaway unit.** The parking or storage of travel trailers, utility trailers, boats, boat trailers, boat equipment and other recreational vehicles in the mainland parking area is not permitted without the prior written approval of the Hideaway Association. Management reserves the right to require that second vehicles (for a given unit) and stored vehicles and trailers be relocated at the owners expense to a private lot as parking conditions warrant. Management also reserves the right to tow vehicles and trailers that are unauthorized or which their owners refuse to move.

### **FIRE ALARMS**

Please do not touch the fire alarms except to report a fire. Children should be educated about the alarms and warned not to touch them except in the case of an emergency.

### **BEACH, BOARDWALKS, FISH CLEANING and BBQ AREAS**

1. Open fires are NOT permitted on the beach, grounds or docks.
2. The fish cleaning tables and BBQ grill are to be thoroughly cleaned after each use. Throw fish parts well out into the water for the crabs to eat.
3. The use of BBQ grills on the decks or under the units is NOT permitted.

### **GOLF CARTS (INCLUDING MOTORIZED VEHICLES AND BIKES)**

1. Golf Carts are to be operated only on Association roadways.
2. Golf Carts if driven at night, must be equipped with headlights.
3. Persons who operate a Golf Cart/Motorized Vehicle/Bike must meet the minimum FL State age requirement of 14 years.
4. Do not leave Golf Carts connected to a charger for more than 24 hours as this can present a fire hazard.

### **UNIT RESTRICTIONS**

**No more than six (6) residents may occupy a unit overnight. Residents under the age of 17 shall be accompanied by an adult .**

### **DAMAGE TO THE COMMON ELEMENTS, FINES AND DISRUPTIVE BEHAVIOR**

The Unit Owner will be considered responsible for damage to the common elements caused by himself/herself, members of his/her family, pets, guests, tenants or invitees, and will be responsible for the cost of repairs beyond what the Association's insurance will cover. A unit owner/occupant is also responsible for government agency fines levied against the Association resulting from the owner/occupant actions or violations. The Hideaway Bay Beach Club Caretaker, or his assignee, has the authority to remove disruptive tenants from the Hideaway Bay Beach Club property.

**Hideaway Bay Beach Club Condominium is a residential resort community in which all occupants are subject to the governing documents. The Condominium Association for the benefit of the community as a whole promulgates these rules and regulations. It is the objective that every owner or occupant, whether long-term or short-term, enjoys a first-class experience while staying with us in our community.**

### **ENFORCEMENT**

**Florida Statutes Title XL Real and Personal Property, Chapter 718.303 paragraph 3 permits the Association to fine the owner of a unit up to \$100/day of violations up to \$1,000 for failure to comply with the provision of the Declaration, Association Bylaws, or reasonable rules of the Association. It is the Association's intent to enforce the Declaration requirements, Bylaws and rules to the full extent of the law.**

### **COMMON ELEMENTS**

**A.** The common elements of Hideaway Bay Beach Association (Hideaway) are available for use to owners, guests, and renters only while they are in actual, open, and notorious occupancy of a unit at Hideaway, and that such use of the common elements cannot be transferred to others during the term of occupancy.

As such, Hideaway owners, guests, and renters may not use Hideaway common elements and services:

1. to transport materials or personnel to maintain their private investments outside of Hideaway.
2. if they do not occupy a Hideaway unit (excepting the short time needed for owner unit inspections and repairs, Hideaway Association meetings, and other legitimate business).

**B.** When a unit is rented or occupied by anyone other than the owner, the owner surrenders their rights and entitlement to the use of the common elements (excepting the short time needed for owner unit inspections and repairs, Hideaway Association meetings, and other legitimate business) as set out in the Condominium Act for the State of Florida, which rights include but are not limited to:

1. Use of the mainland parking areas;
2. Use of the ferry;
3. Use of the swimming pool; and
4. Use of garbage and trash collection services.

**C.** The Hideaway Board of Directors also recognizes and permits that other personnel, not limited to staff, service personnel, government agencies, law enforcement, fire and EMS personnel, and construction personnel may use Hideaway common elements to access and perform their services at Hideaway in the interest of the Hideaway Association.

This directive does not reduce the Hideaway Board of Directors authority to permit or deny the use of its common elements and services by others.