

**Hideaway Bay Beach Club**  
**Board of Directors**  
**February 7, 2015**  
**Minutes**

**Call to Order:** John Hetrick called the meeting to order at 10:34 AM at the Hideaway Bay Beach clubhouse..

**Establish a Quorum:** A quorum was established with the following present in person or by conference phone: John Hetrick, Frank Shields, Greg Holt, Susan Harrison, and Tom Kochis.

Sherry Danko and Pam Sizemore were present representing Star Hospitality Management.

**Proof of Notice:** The meeting notice was posted and distributed in accordance with the Association Bylaws and Florida Statute 718.

**Approval of Minutes:** Tom Kochis moved, and Susan Harrison seconded to approve the December 6, 2014 minutes. The motion carried.

**Unfinished Business:** None.

John Hetrick announced the submerged land lease agreement was finalized.

**New Business:**

**Adoption of Revised Rules & Regulations:** John Hetrick stated the proposed changes to the Rules & Regulations were prepared with a great deal of input from the Parking Lot Committee before the Board finalized and forwarded to the attorney for review. Frank Shields moved, and Greg Holt seconded to approve the proposed Rule changes as distributed. John Hetrick announced each owner would have the opportunity to speak for up to two minutes. Frank Shields made some opening remarks about the beauty of the community and everyone's investment in the community. Comments touched on the following: desire to grandfather current parking arrangements that will become a violation once the rules are adopted; abuse of the parking lot; differing opinions of the interpretation of the Document language; consistency with enforcement; hangtags for monitoring parking; waivers; and being as fair as possible. Tom Kochis moved, and Frank Shields seconded to close discussion. The motion carried. Frank Shields called for the question. The motion carried with 4 "yes" votes, and 1 "abstention" (Susan Harrison abstained as didn't agree with the attorney's opinion.) Susan disagreed because her Susan's Attorney disagreed with Criteria for waivers, which may be granted on a very limited basis, would have to be developed.

**Re-writing the Association Documents:** John Hetrick opened discussion on the need to re-write the Association Documents. The current Documents are outdated and not a very helpful tool for the Association. Owners present made comments both in favor and against. The Board may discuss developing a questionnaire for the owners regarding this subject.

**Other:** Frank Shields made some comments regarding recycling and his willingness to make recycling a reality.

**Adjournment:** With no further business to come before the Board, Tom Kochis moved, and Susan Harrison seconded to adjourn. The motion carried, and the meeting adjourned at shortly before 12 noon.

**Pam Sizemore**

Pam Sizemore, For Greg Holt, Secretary/Treasurer

