

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

December 13, 2016

Minutes

1. **Call to Order:** Don Gagnon called the meeting to order at 5:01pm at Star Hospitality Management.
2. **Establish a Quorum:** A quorum was established with the following Board Members Greg Holt, Don Gagnon, Maria De La Nuez, Rick Thompson and Christine Junior were present via telephone. Pamela Sizemore represented Star Hospitality Management.
3. **Proof of Notice:** The meeting notice was posted in accordance with the Bylaws and Florida Statute 718.
4. **Approval of Previous Minutes:** Rick Thomson made a motion to approve the minutes of 10/26/2016 and 11/18/2016. Greg Holt seconded and the motion carried.
5. **Financial Report:** - None
6. **Delinquent Account Update:** - None
7. **Unfinished Business:**
 - **Septic System** - The Board reviewed the proposal from Florida Utility Solutions, Inc. and Water Solutions. Florida Utility Solutions, Inc. proposal is \$172,855.00 Water Solutions proposal is \$103,580.00. The Board decided to meet with Water Solutions (Scott Sebor). Pamela Sizemore will set an appointment with Scott Sebor and the Board to walk the Septic Plant and discuss further plans.
 - **Web Site** - The Board discussed the Web site and Sherry Danko will send the link for it to the Board. At that time it will be determined if it is acceptable.
 - **WiFi Signal Strength** - The signal on the beach is strong, but not in other areas. Century Link stated it would take 6-8 weeks to get a proposal for WiFi coverage. Christine Junior will contact Suncoast Broadband, the current provider, and get information on a stronger signal.
 - **Beach Trimming** – In August of 2015 Premier proposed \$5,000.00 to trim the beach area. At this time, Premier proposed a 2017 price of \$6,500.00. An exact price will be determined upon further inspection. Pamela Sizemore will get two proposals for beach trimming.
 - **Update on Document Rewrite** – Some owners are interested in creating a Committee for the Document rewrite. Rick Thompson reviewed Number One: The Attorney will fix the typographical errors. Number Two: Get the corrected documents before the committee to review thoroughly. Rick Thompson noted a few owners that are interested in participating in the document rewrite. Tory, Donahue, Carrie Harju, Shanahan and Marcia Bouchie.
8. **New Business:**
 - **Annual Meeting, Owners Issues** – The Board decided to establish Committees from what was expressed at the Annual Meeting.
9. **Other:** None

10. Owner Comments: Several owners were present via telephone and expressed their appreciation of having input during the meeting.

11. Next Board Meeting: None set at this time.

12. Adjournment: With no further business to come before the Board, the meeting adjourned at 5:55pm. Don Gagnon made the motion to adjourn and Rick Thompson seconded. Motion carried unanimously.

Pamela Sizemore

Pamela Sizemore for Christine Junior, Secretary