

**Hideaway Bay Beach Association, Inc.**  
**Board of Directors Meeting**  
**January 28, 2017**  
**Minutes**

**1. Call to Order & Establish a Quorum:** Don Gagnon called the meeting to order at 10:30 am. at Hideaway Bay Beach Clubhouse.

**2. Establish a Quorum:** A quorum was established with the following Board Members, Don Gagnon, Christine Junior and Maria De La Nuez were present. Greg Holt was present via telephone. Rick Thompson was absent. Pamela Sizemore represented Star Hospitality Management. Scott Sebor from Water Solutions is present. Denis Doome joined the meeting.

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

**4. Approval of Previous Minutes:** Christine Junior made a motion to approve the minutes of 12-13-16 & 12-31-16 Board meeting and Maria De La Nuez seconded. The motion carried unanimously.

**5. Scott Sebor from Water Solutions:** Scott Sebor explained the project that is planned to add extensions to the sewage plant tanks. High flows are what create spills in the sewage plant over the sides of the tanks. The plant is equipped to handle 21,000 gallons a day and some days the plant is forced to handle more than that. Extending the tanks 16 inches of aluminum extensions and cleaning out all the tanks and recoating the inside and outside of the tanks, the sewage plant will be able to handle larger flows when needed. This would be a temporary fix for the high usage of the sewage plant. Scott Sebor explained he basically manipulates the plant to accommodate the high volume of people at HBBC at times.

Don Gagnon thanked Scott Sebor for meeting with the Board and attending the meeting. Scott Sebor recommends getting Rural Water for more guidance.

**6. Denis's Caretaker Report;**

January the weather has been great. Denis reported fewer storms and less outages this year 2016 with the electric.

Painting on all buildings are complete, they are all the same color now.

Stairs on building A, F and D building are painted.

Richard Leydon repaired the decayed wood on C building

Gutters are cleaned out on all buildings by Richard Leydon. Hopefully that will control the decayed wood on the buildings.

The Captains and maintenance are doing a lot of tree trimming. FPL are on the island accessing the power lines to replace some power lines due to termites and age of the poles. FPL will be removing a lot of the pepper trees. Denis will barter with FPL to trim the beach area. Kevin Whispell visited HBBC and Kevin is doing good.

**Please make sure hoses are turned off at the dock area.**

## **Unfinished Business:**

7. **Septic System/Update Smoke Test:** Allen Slater will do the smoke test in April 2017, to determine if there are any leaks in the pipes that need to be repaired.

8. **Committees and Document Rewrite:** Don Gagnon announced Rick Thompson is the chairman for this Document Rewrite Committee. Gina and Keri Harju are also on the document rewrite committee also. Committees will communicate via email.

## **The following are the Committees that Need Volunteers:**

**Document Rewrite Committee: Rick Thompson (Chair Person) Keri Harju**

**Financials Committee: Maria De la Nuez (Chair Person) Robin Shanahan**

**Grounds Beautification Committee: Christine Junior (Chair Person)**

**Septic Committee: Gretchen Tenk (Chair Person)**

**Rental Committee: Cathy Donohoe (Chair Person) Keri Harju and Frank Burger**

9. **Website & Wifi Information:** Don Gagnon stated wifi is very old and needs to be updated.. Christine Junior spoke to Ed Mehan representing Century Link for a media line. Suncoast Broadband is the current company. Best signal was at the beach. Updating the complete system would be approximately \$3500.00 for the equipment. Christine Junior asked Suncoast to redirect the wifi to obtain a better signal unfortunately that is not possible without updating HBBC service to newer equipment with Suncoast Broadband. If HBBC added the updated equipment to approximately \$3500.00 a onetime fee, the monthly fee would also go up to \$450.00

HBBC Website is not necessary with the newsletter. There is no need to update our website program at this time. Per the Board.

## **New Business:**

11. **Ferry Dock:** Denis Doome reported the dock needs significant repairs. We need to get repairs and an alternate ferry dock. We will get proposals from EZ Dock and four other companies were contacted for proposals.

12. **Barge Landing at HBBC:** Don Gagnon noted the barge landing usage is the same as it always has been. Denis Doome explained the barge landing is a bartering tool. Hideaway saves a lot of money using Dixon's barge. The material cannot be left there overnight. The Board decided to continue as is, same day removal for all contractors, unless it is for HBBC.

13. **Other:** The Board will try to meet the last Saturday of the month for the year of 2017. From this day forward all Notices will be emailed to owners.

Don Gagnon also would like to develop a plan to increase reserves for the septic system.

Don Gagnon will research obtaining covers for the tanks (sewage plant for the odor).

Don Gagnon and the Board are trying to understand the CAM and Caretaker's role with HBBC.

Thank you to Sue Ellen Williams for the very informative newsletters very appreciative.

**14. Owners Comments:** An owner would like the Notice posted more than 48 hours prior to the Board Meeting.

An owner would like to monitor usage of the sewage plant.

A suggestion to the Board is to find out who rents their units continuously.

A low flow commode is an excellent idea for our sewage plant.

Owners were concerned because of a theft on the island, please notify all owners (suggestion).

Owner would like to know which Captain is on duty at night for their safety.(suggestion)

Some of the owners are not happy about other people using the barge.

Owner would like to know why HBBC goes into Executive Session.

Owner is concerned about accumulating garbage (furniture) at the dumpster on the mainland.

Owners do not like vendors parking under the trees on the mainland parking.

**15. Executive Session Personnel Issues Closed to Owners:** Immediately following this meeting.

**16. Next Board Meeting:** February 25, 2017 @ 10:30am.

**17. Adjournment:** With no further business to come before the Board, the meeting adjourned at 11:57 am. Greg Holt made the motion to adjourn and Maria De La Nuez seconded. It carried unanimously.

*Pamela Sizemore*

**Pamela Sizemore for Christine Junior, Secretary**