

**HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**

**Board of Directors Meeting**

**Saturday July 29<sup>th</sup>, 2017 at 10:30 AM**

**Call Meeting to Order:** The meeting was called to order by Don Gagnon at 10:34a.m.

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

**A quorum was established with the following members present:** Don Gagnon, President, Christine Junior, Secretary and Maria De La Nuez, Treasurer were present. Rick Thompson, Vice President and Greg Holt, Director were present via conference call.

**Approval of the previous minutes: Motion** made by Christine Junior and seconded by Maria De La Nuez to approve the minutes of the June board meeting. Motion passed unanimously.

**Management Report:** Ed Olson gave the management report and spoke about the projects being worked on. He spoke of the waste treatment, and the interview process for the new caretaker for the Association. Don spoke of the two finalists for the caretaker position, and the Association hopes to have someone in by labor day.

**Unfinished Business**

- Island side docks – Will be talked about extensively in the special assessment meeting. The chosen contractor will be present to speak about the process. The dock cannot be repaired; it needs to be replaced. There will be a temporary floating dock so that the ferry can still dock to bring passengers to the island.
- Septic System update – Will also be discussed in the special assessment meeting.

**Committee Reports**

- Finance Committee – Report was given by Maria; she will be meeting with Michelle at Sunstate to work on the budget. Questions were asked regarding collections. If an owner is more than two quarters past due, a lien will be put on the property.
- Documents Committee – Report was given by Rick. A current rewrite of the docs has been sent to a new attorney, along with the current documents. Mr. Sturges is going to review the documents, it has been recommended that a complete re-write be done, because the current docs were from the developer. A conference call with the documents committee and Attorney Sturges will happen in the next week.
- Rentals – Cathy gave the report. The results of the rental survey are in. The rental population continues to grow on the island. The rental program has been an issue; owners' views on the program are very mixed.
- Water Treatment – Don Gagnon spoke about starting a reserve account for the water based on water usage. Christine Junior spoke about SWFL water district coming in and doing a survey of all of the units, including toilets and shower heads. The association will receive about \$15000 towards the project, but all owners need to participate. Both toilets and shower heads need to be switched out to a more efficient model.
- Grounds Committee – Maria De La Nuez spoke about painting of the electrical boxes?

**New Business:**

- Don spoke of a welcome packet for new owners, so that the association can have better communication with all owners. He also spoke of having a “new owner orientation” to give new owners a tour of the community and some information, along with a welcome into the association.
- Motor is shot on the skiff. Will cost \$7100 to replace. Motors on the ferry are scheduled to be replaced in October. This process will be accelerated to repower both the ferry and the skiff.

**Motion** by Maria and seconded by Christine. The meeting adjourned at 11:51 p.m.

Respectfully submitted by,

Edward L. Olson LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

The Secretary\_\_\_\_\_

## SPECIAL ASSESSMENT MEETING

Meeting called to order at 11:52.

Michelle Thibeault, President and Owner of Sunstate Management spoke about the process of a special assessment.

**A quorum was established with the following members present:** Don Gagnon, President, Christine Junior, Secretary and Maria De La Nuez, Treasurer were present. Rick Thompson, Vice President and Greg Holt, Director were present via conference call.

Scott from Water Solutions came to speak at the meeting. This is not adding any capacity – it is increasing the efficiency of the current system. He spoke about the recoating of all the tanks. He also stated that the system would be drawn down one tank at a time so it would be operational. He also spoke about the lids having to be custom built. Talk was had regarding a performance bond.

Mike Lusk from Innovative Marine Structures came to speak to the board regarding the dock. It will be built to match the current dock, with the same decking as the owners dock.

There are 3 possibly 4 buildings that need to be tented due to termite infestation.

The Items being considered:

1. Repair and reseal the waste treatment plant at a cost of \$147,460.00.  
With a 12% contingency at \$17,695.00 bringing the project total to \$165,155.00  
Hideaway Bay @ 77.3% = \$127,665.00 Placida Beach @ 22.7% = \$37,490.00
2. Remove and replace entire island side ferry dock, with electrical and water. Along with  
temporarily relocating the ferry landing to the owner's dock at a cost of \$115,000.00  
With a 12% contingency at \$13,800.00 bringing the project total to \$128,000.00
3. Termite tenting for three (3) buildings I, J & K at a cost of \$35,000.00.

**Total cost for all the above projects is: \$328,155.00**

**-\$37,490.00**

**Total Due \$290,655.00**

The breakdown of the Special Assessment per Unit will be \$2,849.00.  
\$950 over 3 months.

**Motion** Made by Don Gagnon to have special assessment approved that was distributed to the homeowners, and any leftover money go into the reserves for the waste treatment plant. Three payments of \$950 to be October 1st, September 1<sup>st</sup> and November 1st. Seconded by Maria Del La Nuez. Motion passed unanimously.

Motion by Don Gagnon and seconded by Maria Del La Nuez to adjourn at 12:52pm.

Respectfully submitted by,

Edward L. Olson LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

The Secretary\_\_\_\_\_