

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

**Board of Directors Meeting**

**Saturday September 30, 2017 at 10:30 AM**

**Call Meeting to Order:** The meeting was called to order by Don Gagnon at 10:30a.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 and Rick Thompson, Vice President was present via conference call. Greg Holt, Director was absent.

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

Don Gagnon spoke of the storm and thanked those who helped prepare the community. He also spoke of a new phone conference system that will hopefully be up and running by the next meeting. He asked Michelle Thibeault to speak about how their meetings are run, and the best way to run Hideaway Bay meetings. Michelle Thibeault, Ed Olson, and Don Gagnon spoke and decided that they would open the floor for homeowner comments after each agenda item.

**Captains Report:** Don Gagnon welcomed Doug Metzger. Doug Metzger reported that the island has electricity again and they are working on the ferry. A roofer has been out to look at the roofs and the missing shingles. The ferry is will hopefully be back in the water soon, but for now the skiff is functional.

**Management Report:** Ed Olson gave the management report and spoke about the projects being worked on. The waste treatment plant project is about 2 weeks from starting. Annual meeting is Dec. 2. First notice will be sent out Monday. The tenting of buildings J, K, C, and I will be done November 6<sup>th</sup>. It was delayed due to Hurricane Irma. Ed Olson mentioned that he has been rebuilding the relationship with Mr. Dixon and allowed him access to Hideaway Bay dock to do whatever he needed to do for the betterment of the island during the storm.

**Unfinished Business**

- Island side docks – Is in the permitting process.
- Septic System update – Will be beginning in two weeks.

**Committee Reports**

- Finance Committee – Michelle Thibeault gave the report.
- Documents Committee – Report was given by Rick Thompson. \$4500 to rewrite the documents – the attorney will be drafting revisions. The committee will review, and then have another sit-down with Attorney Sturgess. **Motion** made by Rick Thompson and seconded by Maria De La Nuez to sign the engagement letter to get to the attorney. **Motion** passed unanimously.
- Rentals – Kerry Harju was on the phone – there was no new things to report.
- Water Treatment – Don Gagnon had nothing new to report.
- Grounds Committee – Maria De La Nuez gave the report. Don Gagnon mentioned that if any homeowner wants to make a change to the outside of their unit, an application needs to be

filled out and turned into a committee for approval. Don Gagnon requested that this be put on the October agenda.

**New Business:**

- Hurricane Irma update – Ed Olson spoke of the hurricane plan and stated that it needs to be updated. The fire department on the island knocked on every door on the island to make sure that everyone had evacuated, or if they had not, that they were at least safe.

The meeting adjourned at 11:44 p.m.

Respectfully submitted by,

Edward L. Olson LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

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