

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

**Board of Directors Meeting**

**Saturday March 24<sup>th</sup>, 2018, at 10:30 AM**

**Call Meeting to Order:** The meeting was called to order by Don Gagnon at 10:30 a.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 Greg Holt and Rick Thompson, Vice President 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 Meeting Minutes from January 27<sup>th</sup>, 2018. **Motion** passed unanimously.

**Don** spoke of the process of the meeting and thanked Ed and the Sunstate Management Team for everything that they have done over the past year at Hideaway Bay.

**Caretaker Report** – Captain Will Little reported that he hit the ground running on February 22. He let the owners know that he is not here to change things but is here to implement. He read through a list of items that he would like to possibly address. First, he mentioned owners being concerned about who is on the island, and how to track them. He spoke of lanyards for renters, and key tags for owners. Renters must have rental agreements in hand to get on the ferry. He also spoke of having a master key box for all of the units, trash going off the island, and smoking at the pool. There will be no special runs on the ferry after hours, and that special runs during the day should cost more than \$35.00. Will Little ended with saying that he and his wife Teresa are happy to be at Hideaway Bay.

**Scott Sebor from Water Solutions** called into the conference line to update the owners on the water treatment plant. He reported that the project is about 40% completed and hoped to be finished in around 4 weeks.

**Management Report** - Ed Olson reported that WIFI issues are still being worked on. We are still waiting on the permit to come back from the county regarding the dock.

**Committee Reports**

- **Finance Committee** – Ed Olson gave the report.
- **Documents Committee** – Report was given by Rick Thompson. A meeting was held on Feb. 28<sup>th</sup> with the attorney. He answered some questions and addressed all the concerns of the committee. A second draft has been handed out to the committee and they are once again reviewing the draft. Another meeting with the attorney and committee will be scheduled at the end of April. The next step will be to have a town hall meeting with the owners, once a final draft of the amendments is completed.
- **Rentals Committee** – Cathy Donohoe gave the report. Renters may not have overnight guests. Also, some on the committee want to recommend that the driving age to drive a golf cart be 18. They also recommend that the 1:00 ferry run be stopped and likes the idea of ferry passes for owners.
- **Water Treatment Committee** – Was discussed earlier.

- **Grounds Committee** – Maria gave the report. The next step is sprucing up around the pool and barbeque area. After this project, the landscape crew will go to once a week.
- Don Gagnon commissioned a Ferry Committee headed up by Maria De La Nuez. Also on that committee will be Carolyn Dupree H-6, Barb Dwyer G-8, Christine Junior H-5, Adriana Moravcik J-10, Mr. Seamars J-8 and Robin Seamars.

**Ferry Passenger Control Alternatives** – There were several ideas discussed. It was determined that it would be better to give the caretaker more time in his position to determine the best method to use. This item will remain on the agenda for the next Board Meeting.

**Motion** made by Maria and seconded by Christine for the hiring of the new caretaker. Motion passed unanimously.

**Motion** made by Christine and seconded by Marie for the increase of the captains pay. Motion passed unanimously.

**Motion** made by Christine Junior and seconded by Maria De Le Nuez to adjourn the meeting.

Meeting adjourned at 11:54 a.m.

Respectfully submitted by,

Edward L. Olson LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

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