

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Saturday July 28th, 2018, at 10:30 AM

Call Meeting to Order: The meeting was called to order by Christine Junior at 10:32 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: Christine Junior, Secretary and Maria De La Nuez, Treasurer were present and Don Gagnon, President; Rick Thompson, Vice President; and Greg Holt were present via conference call.

Approval of the previous minutes: Motion made by Maria De La Nuez and seconded by Rick Thompson to approve the Meeting Minutes from June 23rd, 2018. Motion passed unanimously.

Owner comments on agenda items: There was a comment on excessive noise. There was a question about the waste treatment facility.

Caretaker Report – Captain Will Little gave his report. He and Teresa have been here for 6 months now. This is the best group of captains he has ever worked with. Frank and Captain Don are going on vacation. There has been a noticeable improvement on garbage disposal since the signs went up. Continuing to monitor the parking lot for cars and trailers being stowed. The ferry will be going in for work soon. Ferry passes are being monitored and enforced.

Management Report – Ed spoke about the ongoing projects on the island. He reported that Innovative Marine will be starting on or around the first of August. Annual meeting will be scheduled for December 1st, 2018. Patricia Staebler was out and completed the appraisal for the replacement value. Ongoing conversation with Water Solutions about finishing the project as soon as possible. Xtream Landscaping fell a little behind but will be catching up. Spoke with Total Control about quarterly spraying. That will be starting August 17th. The clean slate letter seems to be working with more people having the ferry passes upon arrival. We switched to two pickups a week with Waste Management saving about \$400.00 per month. The ice machine did go down and it will take \$4,140.00 to fix it. A new machine will cost \$4935.00 plus shipping. There was a discussion about unit owners or the association paying for it.

Motion made by Don Gagnon and seconded by Rick Thompson to replace the ice machine and make it part of the operating budget.

Motion passed unanimously. Motion made by Maria De La Nuez and seconded by Greg Holt to rescind the previous motion to repair and to amend the minutes from last month. Motion passed unanimously.

There was a report given about the ongoing projects around the island.

There was a proposal and a discussion to change out the fire alarm system with Piper Fire.

Treasurer Report: As attached to these corporate records, Michelle Thibeault for Sunstate Management gave the report.

UNFINISHED BUSINESS

Island Side Dock Update: This was discussed previously on the agenda. Work to start the first of August.

Septic System Update: No update at this time.

Clean Slate Letter: We need to clarify with the ferry passes that they need to be presented both ways and with the visitors log unit owners need to inform the captains of their arrival before they get here. Owners will all have their key tags.

Committee Reports

Finance Report: Maria De La Nuez gave the report that the finance committee had a pre-budget meeting with Michelle Thibeault of Sunstate Management. There are concerns about being over budget in payroll and will be working with management on more efficient ways to remain within budget. The ferry schedule will remain the same. A positive note with cutting the waste management pickups to two times a week, it will save over \$400.00 per month. Michelle Thibeault reported that the overall payroll is under budget by \$409.80 and Ed Olson and Captain Will have an action plan to reduce the amount being spent. Pool repair and supplies are over approximately \$2800.00. Accounting has reported the projected budget is on track to be even. Ed Olson is working to collect past due assessments.

Documents Committee: Rick Thompson gave the report. The committee is close to having a finished product of the documents through a red line editing bringing them up to the 2017 statute. There will be a mailing and a town hall with Attorney Sturges to answer any questions about the amendments. The date of the town hall as it stands now is the 21st of September. We will set up an e-mail for unit owners to send in their questions. Don Gagnon commended the committee for their hard work and getting us to this point. He also requested to get everything out as soon as possible to give everyone plenty of time to make arraignments to attend.

Rental Committee: The rental committee recommendations were included in the latest newsletter.

Water Treatment: Don Gagnon gave the report. The work continues, and the length of time has been unfortunate. The good news is there has been no service issues while the work has been ongoing.

Grounds Committee: Maria De La Nuez gave the report. The painting of the electrical boxes has been finished. The committee would like to have a community day where everyone gets together to clean up and have a barbecue after.

New Business: No new business.

Owner Comments: An owner asked to make sure the fire chief is involved in the decision of the fire system. Also wanted to know if the new ice machine can be put in as a capitol line item. Another owner wanted to advise that the insurance company needs to be notified if the fire system is off line. A question was asked about lids in the waste treatment plant. They also asked about timing of the ferry being out of service and renting a pontoon for the time out of service.

Executive Session: Motion made by Christine Junior and seconded by Maria De Le Nuez to move into the executive session. Motion passed unanimously.

Motion made by Maria De La Nuez and seconded by Don Gagnon to move back in the regular meeting. Motion passed unanimously.

Motion made by Christine Junior and seconded by Maria De La Nuez to adjourn the meeting. Motion passed unanimously.

Hideaway Bay Beach Club Condominium Association, Inc. adjourned the meeting at 11:37 am.

Next Meeting: TBD

Respectfully submitted by,

Edward L. Olson, LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

The Secretary, *Christine Junior*