

Hideaway Bay Beach Club Condominium Association, Inc.

December 1, 2018

Annual Meeting Minutes

1. **Call to Order & Establish a Quorum:** Don Gagnon called the meeting to order at 11:07 AM at the BBQ Area at Hideaway Bay Beach Club. A quorum was established with 63 members by proxy or in person. Edward Olson and Michelle Thibeault represented Sunstate Association Management Group.
2. **Proof of Notice of Meeting:** The meeting notice was mailed and posted in accordance with the Association Bylaws and Florida Statute 718.
3. **Election:** There were 2 seats open on the Board of Directors and 2 candidates therefore, no election was needed. The Board of Directors will remain the same members as last year.
4. **Approval of Previous Minutes:** MOTION made by Don Gagnon and seconded by Maria De La Nuez to approve the minutes from the 2017 Annual Meeting with correction. Motion passed unanimously.
5. **Report of Officers: Presidents Report – Don Gagnon** gave the report and spoke of extending the life of things in the community. He welcomed Will Little, the new Caretaker and his wife Tereas to the Association. The boat dock has continued to cause concern due to age and the state of the dock. The Board has received one proposal for replacement and will obtain more. The septic system has taken longer than planned due to unexpected issues once the work began. Don discussed building the reserves to fund the septic system in the future.
6. **Insurance:** Dave McMahon from Atlas Insurance addressed the homeowners and discussed the Association's insurance. The Board was advised to obtain an appraisal after the hurricane to make sure the Association is properly evaluated and insured. The property is currently appraised at 18.5 million. Homeowners discussed the Association's deductible. There was a discussion regarding the fire, smoke, sprinkler credit and if it's necessary or beneficial. A question and answer session followed.

Caretaker Report – Captain Will gave the report. Will reiterated that the owner's dock is due to be replaced. The repairs were done on the ferry and it is working very well. The grounds crew is progressing well. The Captains have successfully stopped several nonowners from coming onto the ferry. Reviewed the major projects for the year.

Document Committee – Rick Thompson gave the report and discussed the proposed amendments.

Amendment 4 passes – 62 vote

Amended 5 from time to time?? 51 yes. Michelle explained that the Board may leave the meeting open to see if more proxies come in. Proxies are good for 90 days. The Board decided to call the vote and it did not pass.

Beautification Committee – Maria De La Nuez gave the report. They have been working to improve the property.

7. New Business:

- a. Reviewed the audit and surplus vote- passed
- b. Discussed the 2019 budget. Budget Passed.
- c. Discussed the ferry and cutting the 1pm ferry run from the schedule. Several owners are upset that the 1pm ferry has been cut on Tuesday, Wednesday and Thursday. Homeowners discussed taking furniture and golf carts on the ferry.
- d. Homeowner questioned if something is going to be done to the septic system to minimize the sound level. A muffler was installed however, that increased the noise level. A solution is being researched.

8. **Adjournment:** With no further business to come before the Board, Don Gagnon made a motion to adjourn the meeting at approximately 12:42 pm.