

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

**Board of Directors Meeting**

**Thursday February 28<sup>th</sup>, 2019, at 6:30 PM**

**Call Meeting to Order:** The meeting was called to order by Don Gagnon at 6:30 p.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 on the conference line:** Don Gagnon, President, Rick Thompson, Vice President, Christine Junior, Secretary, Maria De La Nuez, Treasurer, and Greg Holt Director. Attorney Ernest Sturges was also on the conference line. In attendance Ed Olson from Sunstate Association Management Group.

Don Gagnon reported that there are only two items on the agenda this meeting and that questions needed to be on those two items only.

**HBBC Fire Suppression System/Waste Treatment Tie In;** Don Gagnon spoke about where the association stands in the process of tying in to Little Gasparilla Water Utilities. He spoke about the contract that was offered to the association from LGWD which included a stipulation that would allow LGWU to tie into the HBBC waste treatment plant. The boards position on this request is that the two issues should be kept separate which LGWU will not do. There are two questions that need to be answered by Attorney Sturges. Does the board have the ability to vote to allow LGWU to tie into the waste treatment plant or should this be a membership vote? Attorney Sturges described the tie into the waste treatment plant and determined in the way it was presented to him that the tie in would not be a change to the common elements, so it would be a board vote. He also said that the tie into the LGWU water system for the fire suppression system would be a maintenance item and would also be a board vote. There was a long discussion and several questions. **Motion: A Motion was made by Rick Thompson and seconded by Greg Holt to direct Attorney Sturges to contact LGWU's attorney to let them know that the board has made a decision to bifurcate the agreement. The board wants to proceed with the connection of the fire suppression system to LGWU water system only. Seconded by Greg Holt. Motion passed unanimously.**

**Owners Dock:** Don Gagnon spoke about the owner's dock and the need for it to be repaired or replaced. After contacting three companies to inspect the dock, it was determined that replacing it was the only viable option. From that information, three bids were received for that purpose. Two of the bids were very close. One of the bids was from Innovative Marine, the company that replaced the ferry dock. The second was from Eco Marine. The third bid was about 15% higher. The options for funding this project would be to have a special assessment, borrow from another reserve account or get a loan or line of credit. Borrowing from another reserve account would require a vote of the membership. There was a discussion about each option. There was a suggestion to add in the decking and gazebo on the boardwalk to the total project. **Motion: A Motion was made by Rick Thompson to contract with Innovative Marine to replace the owners dock and to move forward in getting the line of credit. Seconded by Christine Junior. Motion passed unanimously.**

**Motion: A Motion was 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 7:57 pm.

**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*