

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

**Board of Directors Meeting**

**Saturday May 30<sup>th</sup>, 2020, at 10:30**

**Call Meeting to Order:** The meeting was called to order by Don Gagnon at 10:34 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, Barb Dwyer, Vice President, Christine Junior, Secretary, Maria DE La Nuez, Treasurer and Rick Thompson, Director were present by Zoom teleconference or conference call. Also in attendance Michelle Thibeault and Ed Olson from Sunstate Association Management Group by teleconference.

**Motion: A Motion was made by Rick Thompson and seconded by Barb Dwyer to approve the minutes from the 2-29-2020 Board of Directors meeting. Motion passed unanimously.**

**Unit Owners Comments on Agenda Items:** No Comments

**Caretaker Report:** Captain Mike Barter gave the report. A few things have happened since my last report; Covid-19. Here at Hideaway we adopted the CDC guidelines and as of now, have been able to say that LGI has not had a case of the virus. We are in hopes to continue this.

We are starting to get things back to a more normal status, by opening the pool and adding the night boats back into the schedule. We appreciate everyone's help.

We have hired 2 new Captains.

Tom works on Sunday, Tuesday and Friday nights. He lives in Cape Haze and has had years of experience operating a Corinthian boat like ours in the keys as a dive master.

Sean works on Saturday and lives in Punta Gorda. He has experience in boat maintenance. We welcome these additions to our staff of Peyton, Chuck and George.

We have a new landscaping company. Mike Stone and his wife Cheryl. Mike is also filling in as an as needed maintenance person.

The decking around the pool has had the old grout replaced with a more flexible type.

An AED has been placed between the service doors on the bay side of our building. I have asked Bill Underhill, the Fire Chief to arrange for training. Once our staff has been trained, I will offer this training to anyone who would like it.

The weather station is now operational. The captains now can have real time weather at their fingertips when docking on our island dock. Ask me for the log in information, so you too can use this weather station

An RFP (request for proposal) has been developed for the replacement of the out-board engines on the ferry. The engines are now 3 years old with over 3000 hours on them. Recently, we have had to have service work done to them to keep them going. We will be sending out the RFP to area marinas to find the right fit for us.

Material for filling the potholes was delivered and spread behind "G" building.

Just a reminder, Hurricane season is right around the corner, please be prepared.

Barb Dwyer commented that there have been several unit owners that have commented about a need for more professionalism from the new captains. Mike Barter and Ed Olson will make sure that all employees understand their roll at Hideaway Bay.

**Management Report:** Don Gagnon talked about the holdup on several large projects due to Covid-19

and the need to get them going again. Ed Olson thanked Mike and the Captains for all of their hard work keeping things moving during the last few months. The two major projects that we are planning are the termite tenting and the WIFI. The termite tenting for F & H Buildings was scheduled for May 11th and had to be postponed. The new date has been set and it will be September 21st. This is a four-day project. We will be sending out an eblast letting everybody know about the date and will follow-up with instructions to everyone in F & H Buildings. The Wi-Fi contract is coming. Once the contract is ironed out, it will be turned over to the President to sign. The equipment that is needed is being bought by Joe Holme, the IT guy. Discussion was had regarding Wi-Fi and about the need to eliminate individuals from having their own systems. The Association is using Mike Stone from Stoney for the Maintenance. License and Insurance has already been provided. He starts next week. Insurance was just re-signed, at a very close rate to last year. Don Gagnon cautioned about budgeting next year for next year's insurance policy. The engine was discussed, there were a few people interested in it but no movement yet and getting it listed again is important. Don suggested talking to current vendors to see if they might be interested or know someone that is. Christine Junior asked about progress on rescreening lanais. There are plans to get Mike Stone to start that process. Beautification was discussed, as well as the trash schedule. The illegal use of the trash bins from outsiders is still a problem. The rope around the perimeter was discussed. Management will price the rope and check if it is in the budget. Christine Junior also asked about narrowing the entrances to limit outside traffic. Mike and Ed will look at that project. Barb Dwyer asked about the scheduling on reroofing. Two buildings will be reroofed this year according to schedule, looking to start in late summer/early fall. Rick Thompson talked about the picnic tables around the association and the need to remove one. Barb also asked about the directory. That project has not been finished.

**April 2020 Financial Update:** As attached to these corporate records, Michelle Thibeault gave the report. She talked about the need to move monies into an ICS account to remain under the FDIC limits.

**MOTION made by Maria and seconded by Rick Thompson to move \$18,000 from operating and \$31,000 from the reserves into a separate ICS accounts at Centennial. Motion passed unanimously.**

**Grounds Committee** - Maria reported that the garbage bins were finished and the pressure washing of the stairs was started so that they can be sealed. Building F and I, E and H, and A are all done. A 5-gallon container of sealant was purchased. They will see how far this goes to get an idea of how much sealant that will be needed to finish.

**New Business: None**

**Unit Owners Comments on Non-Agenda Items:** Lily – Electric bikes have been going down the boardwalk while people are walking back into the community. She also mentioned the protected sea oats – and chairs and umbrellas being left on the beach. At 4 am, a high-powered vehicle was on the island – an atv was joy-riding on the island. She also mentioned a child from the homes bringing trash over to dump at G building, and trash in the parking lot. The Board suggested putting a sign stating “no motorized vehicles” on the Boardwalk. Marcia mentioned putting up a gate with the use of the key fob/card. She also mentioned forming a security committee to address unauthorized people using Hideaways amenities. The code to the parking lot should be being changed twice a year.

**Motion: A motion was made by Christine Junior and seconded by Maria De La Nuez to move into executive session. Motion Passed unanimously.**

**Motion:** A motion was made by Barb Dwyer and seconded by Rick Thompson to move back into regular session. Motion passed unanimously.

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

**Next Meeting:** Board of Directors Meeting August 29, 2020

Respectfully submitted by,

*Edward L. Olson, LCAM*

For the Board of Directors at  
Hideaway Bay Beach Condominium Association Inc.

The Secretary, *Christine Junior*