

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Saturday October 24, 2020 at 10:30 am

Call Meeting to Order: The meeting was called to order by Rick Thompson 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: Rick Thompson, President, Barb Dwyer, Vice President, Christine Junior, Secretary, Maria DE La Nuez, Treasurer and Marcia Bouchie, Director were present. Also in attendance was Ed Olson and Michelle Thibeault, from Sunstate Association Management Group by teleconference.

Approval of the meeting minutes from 8-29-2020: Motion: A Motion was made by Barb Dwyer and seconded by Christine Junior to approve the minutes from the 8-29-2020 Board of Directors meeting. Motion passed unanimously.

Unit Owners Comments on Agenda Items – None.

Caretaker Report – Mike reported. The two new engines are on the ferry and in the install, it was discovered there was a problem with the steering pistons which also had to be replaced. Since the new engines have been on, the fuel consumption has decreased quite a bit. The FPL work behind A building is starting to wrap up. Their exit plan is to bring in a restoration team and fix the road all the way to the main road. The search for a pontoon is still ongoing. There was a waterline puncture in the sprinkler system during the line bore. Luggage carts are being repaired. Thank you, Barb, for organizing the library. We have one maintenance working approximately 6 hours a week. Photocells are being put on the light fixtures to eliminate the need for timers. Questions were asked about carts, the pontoon boat, logistics with the ferry and the pontoon and the skiff. Marcia Bouchie asked if funding that was approved at the last meeting was for the specific pontoon boat or any pontoon boat. It was determined that the motion was for a pontoon boat. Questions were also asked about the pool cover and the umbrellas. Mike also spoke about entering a contract with Gasparilla Marine where they would service the ferry three times a year including cleaning the bottom. The cost for this would be approximately \$2,200.00. A discussion ensued about the pros and cons about the contract. **Motion: A motion was made by Rick Thompson and seconded by Marcia Bouchie to enter into a contract with Gasparilla Marine to service and clean the ferry three times a year. Motion passed unanimously.** Trespassing issues were discussed. Narrowing the south entrance needs to be prioritized. The number of renters and guests and ferry passes were discussed. A unit owner spoke about having an onsite rental agency to take care of the rising number of rentals that is happening at Hideaway Bay. This would alleviate the need for Hideaway employees to have to spend the greater part of their day answering questions and helping the renters. **Motion: A motion was made by Marcia Bouchie and seconded by Christine Junior to form a security committee.** During discussion Marcia volunteered to chair the committee, with Rod, Adriana and Lillie to be on the committee. **Motion passed unanimously.**

Management Report – Ed reported that FPL will be bringing in a mitigation crew to clean up and fix any problems that they made during their power project. The roofing project will start right after the FPL project wraps up. The painting project is also on hold due to the FPL project. With a color change on the

agenda the painting should be put on hold until a decision is made about that. All of the things discussed from policing personal items left on the beach to checking ferry passes, they are all dependent on the captains being consistent.

Unfinished Business

- **Internet Update** – Ed Olson gave the report. Joe Holme has been out working to bring everyone online. Phase 2 is underway. Signal is still weak on the west side. The F building antenna had been struck by lightning.
- **Ferry schedule** – Barb Dwyer gave the update. Barb sent out the statistics on all of the extra runs by date and time. There is also a form with passenger counts. This brings up the question, do the passenger counts and the number of extra runs done, warrant moving the schedule to every two hours during high season, Thanksgiving to Easter. Barb also recommends that the 9:00 run be extended to Saturday and Sunday. A long conversation took place. **Motion: A motion was made by Rick Thompson and seconded by Marcia Bouchie to add a 9:00 ferry run on Saturday and Sunday. Motion passes unanimously.**
- **MOTION made by Barb Dwyer to change the ferry schedule to every two hours daily during high season Thanksgiving through Easter. There was no second.**
- **Repairs to the mainland parking lot**—Ed Olson contacted Advanced Asphalt again about putting crushed asphalt in the entrance to the parking lot. The cost would be \$400.00. This would be a pilot program to see if the rest of the parking lot could be the same way. **Motion: A motion was made by Rick Thompson and seconded by Maria De La Nuez to accept the bid from Advanced Asphalt to put crushed asphalt in the entrance way to the parking lot. Motion passed unanimously.**
- **Ferry Landing Issues** – The pavement running up to the ferry dock needs to be patched and smoothed out. This will be put on the work order form and scheduled. It was also pointed out that there are several support beams on the dock that need attention. Mike will contact Innovative Marine to look at the dock.
- **Repair of island roadways** – The roadways on the island are in need of work FPL has committed to repairing the damage that they did, and we are working to get them to do more. Drainage is also a big contributor to the road problems and work will continue to address it. The rock will also be brought in after FPL finishes.
- **Lanai screen replacement** – Thoz Guys schedule puts the project after the first of the year. After a conversation about timing, they are finishing up several large jobs and will try to schedule the screens in November.
- **Landings and Stairs** – Richard Leydon has been contacted about repairing the risers. Stonie Park is going to start pressure washing and sealing the stairs. The suggestion is to do E and H first since they were just painted. The sealing will probably take more than one coat.
- **Action List** – Mike Barter gave the report. He talked about the projects that are scheduled. Richard Leydon has been contacted about the facia and stairs that need to be replaced. The work order list is being updated weekly.
- **Repair/Replacement Log** – This was replaced with the work order system.
- **Drainage Solutions**—Rick Thompson talked about the drainage issues. The gutters are being redirected to the ponds and it seems to be working. There also needs to be drainage run under

the road to the south to take the water away from the road. We are making progress and we will monitor it.

COMMITTEE REPORTS:

- **Finance** – As attached to these corporate records, Michelle Thibeault gave the report. There is approximately \$34,444 past due in assessments for the 3rd quarter. The 2021 Proposed budget worksheet is ready, Michelle asked the treasurer to call her to discuss at any time. She discussed getting the Association on a fiscal financial calendar.
- **Grounds** – Christine asked about the fountain. Pressure washing and painting the gazebo was discussed – Ed to get a bid.

NEW BUSINESS

- **Signs** – The committee has divided the property into three areas, they have come up with verbiage for the e-bikes and scooters. Signs were discussed.
- **Paint Color** – Rick showed the paint color on camera. Many owners have asked to get rid of the yellow, this color has a more “coastal” feel. **MOTION made by Christine Junior and seconded by Rick Thompson to approve the color watery to go to the vote of the membership. Motion passed unanimously.**

Unit Owner Comments on Non-Agenda Items:

- An owner asked about replacing windows, wanted a double pane instead of a single pane. They are easier to clean and also less expensive. **MOTION made by Rick Thomson and seconded by Christine Junior to approve the double hung windows for the end units. Motion passed unanimously.**
- An owner asked about only 10 being allowed into the pool currently with no limit as to how many on the ferry. **MOTION made by Marsha Bouchie and seconded by Christine Junior to approve 6 chaise loungers to be put around the pool – three on each side, and to increase the bathing load to 15. Motion passed unanimously.**
- Fiberglass cart parts were discussed. **MOTION made by Rick Thomson and seconded by Christine Junior to purchase three carts. Motion passed unanimously.**

Next Meeting: Annual Membership Meeting December 6, 2020

Executive Session – Motion: A motion was made by Christine Junior and seconded by Maria De La Nuez to move into executive session. Motion Passed unanimously. Motion made by Maria De La Nuez to move back into regular session.

Motion was made by Marcia Bouchie and seconded by Christine Junior to adjourn. Motion passed unanimously.

Meeting Adjourned at 1:24 pm.

Respectfully submitted by,

Edward L. Olson, LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

The Secretary, *Christine Junior*