

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Saturday January 30, 2020 at 10:30 am

Call Meeting to Order: The meeting was called to order by Rick Thompson at 10:31 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: Barb Dwyer, Vice President and Marcia Bouchie, Director, were present. Rick Thompson, President, Christine Junior, Secretary and Maria DE La Nuez, Treasurer were present by teleconference. Also in attendance were Ed Olson and Michelle Thibeault and Lindsey Olson from Sunstate Association Management Group by teleconference.

Approval of the meeting minutes from 10-24-2020: Motion: A Motion was made by Christine Junior and seconded by Rick Thompson to approve the minutes from the 10-24-2020 Board of Directors meeting. Motion passed unanimously.

Unit Owners Comments on Agenda Items

- An owner commented on the fact that Joe Holme has fixed his internet for the first time in 30 years. He also commented on the fact that there is no social distancing on the ferry and also two of the captains are not wearing masks.

MOTION made by Rick Thompson and seconded by Barb Dwyer to add the topic of mask wearing on the ferry to the agenda today. Motion passed unanimously.

Management Report – Mike Barter gave the report – He thanked everyone for the concerns of Ann Marie – she is doing ok, and it looking forward to getting back to LGI. He reported that disposable masks have been purchased and have been at both docks. The roofing projects on G and A are complete. The maintenance crew is still working away at the repair list for the buildings. A new Captain Garrett has joined the team on Tuesdays and Thursdays. Water Solutions has been working on raising the manhole covers. A wind mitigation was done on about half of the buildings so far – all are up to code. The ferry was given it's annual inspection by the coast guard and is good to go.

Unfinished Business

- **Septic System Update** – The new septic system was discussed. Rick Thompson asked Ed Olson to get some information on the decommission of the current sewer system.
- **Internet Update** – Rick Thompson spoke of the new internet – and reported that people seem to be happy with the speed of the internet. Ed Olson reported that there are still some issues that are spotty – this is due to interference. They are asking that owners turn off their routers and hook directly into the Hideaway System.
- **Painting Update** – This is for painting A building and the caretaker's unit. Rick Thompson mentioned holding off on the painting of A Building until after season but moving ahead with the Caretaker's unit. **MOTION made by Rick Thompson and seconded by Christine Junior to move forward with the painting of the caretaker's unit but holding off on A Building until later in the year.** Maria De La Nuez believes that the association should wait until the fall. Discussion

was had regarding the cost of the painting of one building vs. doing both together. It was discussed to have Peacock Painting paint three buildings in the fall.

- **Security Committee Update** – Marcia Bouchie reported – she had meetings with Ed, Michelle, Sean, and Thomas from Sunstate. The committee is asking that HBBC boat owners use a sticker, so the caretaker is able to tell that it is an owner's boat, and also the golf carts. The committee is also looking at moving to a FOB system for the pool, ice machine, and the garbage bins at some point in the future. Fob prices are being looked into. Gates were discussed. Some felt that everything should remain open, and others thought a gate should be put up.
- **Lanai screen replacement** – The lanai screening project will move forward.
- **Landing and Stairs** – The contractors have come across stairs that have some issues. Richard Layton is going to give a proposal for repairs.
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COMMITTEE REPORTS:

- **Finance** – As attached to these corporate records, Michelle Thibeault gave the report.
- **Work Orders** – Michelle Thibeault reported on the work order system that has been set up to help Management and Association better track the work needed around the community.
- **Grounds** – Maria De La Nuez reported. They are working on getting bids to present to the Board. The signs that were ordered are up and would like to redo the older sign on the mainland so that everything matches. Signs were discussed. The monument that was erected by a renter was discussed – some feel it is inappropriate to have the monument where it is – plans are to have her it moved by her unit.
- **Privatize Ferry** – Rod Lovell reported. The committee had their first meeting. They had some preliminary discussion but have no concrete information to present to the Board. The ferry costs \$150,000+ a year. The thought is to get the association out of the transportation business.

NEW BUSINESS

- None.

Unit Owner Comments on Non-Agenda Items:

- An owner mentioned he spoke to Richard Layton and he said that he had to add a rider to his insurance to be able to do work on condominiums.
- Christine Junior asked some questions about some work that is supposed to be going on.

Next Meeting: March 27, 2021

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

MOTION made by Christine Junior and seconded by Barb Dwyer to make masks mandatory on the ferry. Motion passed unanimously.

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

Meeting Adjourned at 1:01 pm.

Respectfully submitted by,

Edward L. Olson, LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

The Secretary, *Christine Junior*