

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Saturday July 31, 2021 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: Rick Thompson, President, was present. Barb Dwyer, Vice President, Christine Junior, Secretary, Maria DE La Nuez, Treasurer and Marcia Bouchie, Director were present by teleconference. Also in attendance were Ed Olson, Michelle Thibeault and Thomas Jason from Sunstate Association Management Group by teleconference.

Approval of the minutes from May 22, 2021: A Motion was made by Barb Dwyer and seconded by Marcia Bouchie to approve as amended the minutes from the 5/22/2021 Board of Directors meeting. Motion passed unanimously.

Unit Owners Comments on Agenda Items: No comments

Management Report – Ed Olson read Captain Mike’s report. “The sewer plant had a leak, I called NES and they came over to repair it. They removed what they call “Ragballs” from pipes. These are from people flushing products that are not designed to be flushed. A reminder should be posted in the units of what can and cannot be flushed Solar lamps have been put up by K building to replace the streetlights that don't work. The neutral wire between the lights is out of service. Notice was received that Century Link is going to discontinue phone service to Little Gasparilla Island. This will affect our office phone. Calls should be directed to the cell phone Tropical Storm Elsa came in and did little damage. We never lost power. The boats were secured early with the help of Captain Tom. We still had people wanting a ferry ride after the ferry was tied up, we used the skiff until 11:00 am. We posted signs about the storm and told any riders on the ferry for days prior to the storm, and they did not listen. I would like the board to consider a policy of suspending rentals when the state declares a state of emergency. These notices from the state are designed to protect people. I had a renter ask to go to the mainland after both boats had been secured because they forgot to bring diapers for their baby. The boats will be secured well before the storm reaches us for the safety of the crews and the boats. There is little time during this time to run people back to the mainland. The streetlight has been installed on the owner's dock near the fish station. It is solar powered and lights the walkway nicely. We are considering installing lights like these in the parking lot. An update from Maine, Ann continues to fight cancer. As of now, there is no cancer in her body. The doctors want to make sure it doesn't come back so she will be starting oral chemo drugs soon. I will be seeing her in a couple of weeks and will pass along your kind messages. She can't wait to get back here, but we will have to be a little more patient for now. “

The board did not feel that was necessary to suspend rentals during a named storm. Instead, they encouraged the caretaker to deny ferry service when weather conditions warranted it.

Ed Olson reported that talks are still going on with Tom O’Haire regarding the FPL issue with the cleanup and road repair after the line bore. He spoke with Andy Dixon, and he was supposed to be bringing rock in but was unable to get on the island yesterday. There was some discussion regarding the suspension of rentals during a named storm, state of emergency. A discussion was started regarding the installation of

the rock for the roadways and how far this would go. Research needs to be done regarding a second cellular phone installed in the office to replace the phone that is going out of service from century link. The number for the landline would be ported to the new cell service.

Committee Reports

- **Finance Committee** – Michelle Thibeault gave the finance report. **Motion was made by Maria De La Nuez and seconded by Rick Thompson to move monies in the operating account into a sweep account to get under the \$250,000.00 FDIC limit. Motion passed unanimously.** Notice that trash was over budget by \$1,800.00 and this was due to the fact of having 2 pick ups per week versus 1. Payroll for Boat Captains were over budget by \$6,000.00 and Caretakers were under budget. There are multiple items that are over Budget and several that are under budget. This is something that will be balanced out by year end. Most homeowners have paid all their fees. Placida has not paid and there is some discussion on billing. Several vendors are still needed to cash some of their checks. The are \$84,000.00 in prepaids and this is very helpful. Lengthy discussion regarding the proposed golf cart purchase and the need for a cart with an aluminum frame not steel. Maria asked for a week to secure an additional bid. The board agreed to allow her time to research.
- **Motion: A motion was made by Rick Thompson and seconded by Barb Dwyer to move the excess surplus from 2020 into the reserve account Capital Improvements. Motion passed unanimously.**
- **Grounds Committee** – Nothing to report
- **Security Committee Update** – Marcia Bouchie gave the update: Golf cart stickers and new parking stickers are in the office. Please check with Mike to get these. Mike will let you know where to place the stickers on your vehicle. New Solar lights are going in now and there are some other areas that they could be used. The light to the fishing dock has been added and a new light at the check in area will be installed. There will be some pilings placed near the A building so that the Owners are not using this area as a cut through or side road. Some more signs could be added to the parking lot regarding trespassing and other rules. Working with Joe Holme to add cameras to the parking lot and a mainland and Island side ferry landings. All Garbage bins are being looked at the get cameras as well. The bid will come later, after a walkaround is completed. A discussion was started regarding hiring a security company for the high-volume rental times. A lengthy discussion was started regarding parking issues and possibly locking up the hanging tags. Discussion regarding CCSO patrolling the island during peak times.
- **Sign Committee Update** – Maria De La Nuez gave the update: The new sign has been placed on the mainland side for Boarding procedures. New signs are ready to be picked up for the pools and they will be installed soon.

- **Rental Program Committee Update** – Christine Junior gave the report: The committee met and decided what information needed to be given to new Owners. The Ferry pass has been updated to give more information to owners and renters. An Owners responsibility package is being put together with information that is needed for those that rent.

Unfinished Business

- **Septic System Update** – No further update. Alarm and monitoring option has been sent to the Board from NES. Everyone needs to be educated as to what can not go into the toilet. A discussion regarding meeting with Jim Novak with NES and taking a look at options for the property.
- **Painting update** – The painters are due to begin on the 9th of September. Stoney has been prepping all the areas for the painting crew. Buildings should be done first and then the caretakers. Owners are going to be responsible for removing items from the cribs if they want them painted.

NEW BUSINESS

- **New Rules and Regulations Discussion and Vote** – A discussion was initiated regarding a change from No Weapons to No Unlawful weapons in common areas. **Motion: A motion was made by Maria De La Nuez and seconded by Rick Thompson to approve new rules and regulations the language with no unlawful weapons in common areas.** More discussion took place and Rick Thompson withdrew his second. **Motion: Motion was made by Marcia Bouchie and seconded by Rick Thompson to approve the new rules and regulations as written. Motion passed 4 to 1 with Maria De La Nuez, Christine Junior Marcia Bouchie, and Rick Thompson voting Yes. Barb Dwyer voted no.**
- **Unit Owner Comments on Non-Agenda Items:**
 - o Potentially getting a bid to fix all of the Roads, clean up all of the beds and to get all of the trees trimmed. Ed Olson will get an estimate on the cost of Roads and the complete repair.
 - o There are some security issues in the Association. There was cart stolen from the parking lot. There was an oversized Boat that was a HBBC and this is becoming a problem with excessive guests in units. There are some problems with people that are placing items on the sea oats. This could potentially be a fine.
 - o There is a large mess that FPL has created behind building A and Ed Olson is in contact with FPL regarding the plan to make the necessary improvements.
 - o FPL will no longer allow their crew to do taller tree trimming.
 - o There are many problems with the ferry pass system.

Motion: Motion was made by Rick Thompson and seconded by Maria De La Nuez to move into executive session. Motion passed unanimously.

Motion: Motion was made by Rick Thompson and seconded by Maria De La Nuez to move out of executive session. Motion passed unanimously.

Next Meeting: August 24, 4:00pm, Next Full Board meeting will be: October 9, 2021 at 10:30 PM

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

Meeting Adjourned at 1:09 pm.

Respectfully submitted by,

Edward L. Olson, LCAM

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

The Secretary, *Christine Junior*