

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Thursday August 26, 2021 at 4:00 pm

Call Meeting to Order: The meeting was called to order by Rick Thompson at 4:01 pm.

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 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 July 31, 2021: *A Motion was made by Marcia Bouchie and seconded by Barb Dwyer to approve as amended the minutes from the 7/31/2021 Board of Directors meeting. Motion passed unanimously.*

Unit Owners Comments on Agenda Items: No comments

Guest Speaker – Jim Novak from NES – 3 months ago, NES took over the wastewater treatment facility. It took about 3 months to get the system back to good functioning order. There are some issues that need to be addressed. Monitoring panels should be placed at the lift stations to be able to identify problems as they occur. The plant needs a baffle placed inside the clarifier. This stops solids from moving into the sand filter. There are some pin holes leaks that need to be addressed. This is something that will need to be addressed during the next inspection. In the future, the pumps and lift stations are going to need to be replaced. This is something that should be looked at because of being on the Island. A blower motor has gone down as of today and we attempted a fix, but it needs to be replaced. A lengthy discussion was held regarding the use of lift stations and who uses the lift station.

Unfinished Business

- **Golf Cart Discussion and Vote** – The Club Car golf cart does fit down the dock. Because of the longer wheelbase of the new cart, the dock has been widened to fit the cart. The old cart has been trashed and was unsalvageable. The box has been removed from the cart and was placed on the “cappy cart”. The final invoice of the new cart from Caddy Cart is \$8,346.00. **Motion to approve the purchase of the cart from Caddy Cart and charge it to Capitol Improvements was made by Barb Dwyer and seconded by Marcia Bouchie. Motion Passed unanimously.**

NEW BUSINESS

- **NONE**

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 Marcia Bouchie and seconded by Christine Junior to move out of executive session. Motion passed unanimously.

Next Meeting: October 9, 2021 at 10:30 am.

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

Meeting Adjourned at 6:04pm

Respectfully submitted by,

Edward L. Olson, LCAM

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

The Secretary, *Christine Junior*