

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Wednesday November 3, 2021 at 5:00 pm

Call Meeting to Order: The meeting was called to order by Rick Thompson at 5:05 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, and Thomas Jason from Sunstate Association Management Group by teleconference.

Approval of the minutes from October 9, 2021: *A Motion was made by Barb and seconded by Maria to approve as amended the minutes from the 10/9/2021 Board of Directors meeting. Motion passed unanimously.*

Unit Owners Comments on Agenda Items: No comments

New Business:

- **Approval to proposed 2022 Budget to the Membership**
 - *Motion to approve mailing of the proposed 2022 budget to the membership was made by Maria. Motion was seconded by Barb. Motion passes unanimously.*
- **Trash Cart using Boardwalk** – Marcia stated that the trash cart using the Boardwalk sets a bad example, and others are using the boardwalk for their golf carts. Discussion regarding using the Boardwalk for the trash carts.
- **Policy on Owners as Employees** – Marcia has had some owners approach her and ask about employees who are owners. Discussion regarding employees as Owners was initiated by the Board. There were letters from homeowners regarding a conflict of interest with employees and owners. *Marcia made a motion that as a practice HBBC does not use Owners as Employees. In an emergency, employees can be used at a case-by-case basis who are owners. Maria seconded the motion. Motion passes 3-2.*
- **Sunstate Status** – Sunstate is terminating the contract with HBBC effective the end of this year. With Sunstate's growth it is no longer feasible for Sunstate to manage HBBC. The search for a new property manager was initiated and interviews were held prior to Sunstate giving notice of termination.

Caretakers Report – The heater for the pool is out of service. The parts should be in soon and repairs will be completed. There have been some landscape timbers and areas of mulch that have been installed. The ferry was taken out of service and was inspected. No major problems were noted. The pontoon is in the water and is being used. FPL will address the exposed pipe. There have been some fixes to lighting on several of the buildings and many of the streetlamps have been replaced with solar. There are photo eyes that will be installed, but it will come later. In the meantime, new timers have been installed.

Committee Reports

- **Landscape Committee** – A written request from A building was received regarding the landscaping at the rear of the building. We need to find out about the utility easement and Ed has contacted FPL to receive a survey as to where the easement is located. The other property owners are going to need to be contacted. A lengthy discussion was held regarding the FPL easement.
- **Security Committee** – Nothing to Report.

Unfinished Business

- **Painting Update** – There are some issues with Peacock Painting. They have been having problems with staffing and there are some new employees coming soon.
- **Status of the Pontoon Boat** – Nothing further to add. We will be using the pontoon when it is only people and not large items that require the ferry.
- **Parking Lot and Road Repair** – Sunstate has been in contact with Heather and Jay and they are attempting to complete the job that they are on. It is possible that they will be on property the end of this week. We are still awaiting a proposal for the repairs on the island. The rock has not been delivered. Sunstate will try and get the rock delivered before the contract ends.
- **Tree Trimming** - Busy Beaver has submitted a quote that is approximately \$7,000.00 to finish the tree trimming on the island. There treasurer advised that we should wait until January to complete this project.

Unit Owners Comments on Non-Agenda Items –

- **Cameras-** Is there a budget for the cameras, viewing and access. The viewing of the cameras is going to be done by the caretakers. Is there a line item for the camera maintenance?
- **Thanks to Caretaker Mike**
- Dues issue January 1st? There should be no problem with transition.
- **Change in Property Management?** Some concerns regarding why Board members took it upon themselves to investigate other management companies. Barb was approached by a homeowner and asked why a management company was being interviewed on property by 2 Board members. Don Gagnon agrees that a potential CAM on the Island is bad form. Joel Johnson agreed that this was a bad business practice and lacked professional courtesy. Questions were raised regarding the timing of the event and did this precipitate the termination by Sunstate? What management company was given the edge during the interviews? This spring Marcia contacted 2 different management companies. Marcia met with Grand. Maria is attempting to bring in another company this Saturday. The owners feel like there should be some more Board transparency.

Next Meeting: TBD

Motion: Motion was made by ?? and seconded by ?? to adjourn. Motion passed unanimously.

Meeting Adjourned at 6:38pm

Respectfully submitted by,

Edward L. Olson, LCAM

For the Board of Directors at

Hideaway Bay Beach Condominium Association Inc.

The Secretary, *Christine Junior*