

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Thursday November 11, 2021, at 6:30 pm

The meeting was held via TEAMS on November 11, 2021.

Rick Thompson called the meeting to order at 6:34

Rick Thompson stated proper notice was given.

There is a quorum with the full board present. Rick Thompson, Barb Dwyer, Christine Junior, Maria de la Nuez and Marcia Bouchie.

Rick talked about a short agenda with the goal of narrowing down to a few property management companies. Barb and Maria will then conduct interviews. We will have another meeting done by the end of the month.

Rick addressed a rumor that Caretaker Mike will not be going anywhere with the new management company. We will have all of the meetings for the management company search in regular board meetings and not in executive sessions. Rick asked for owner feedback on any of the proposed companies.

Maria contacted a few companies and only Leeland Management got back to her. They did decline and felt they were not a good fit.

Maria spoke with Tim Freeman from Grande Management. She found out that payroll would be 15-18% vs 30-35% for us to have the employee's payroll. She found out that we may be able to save money by keeping our website.

Barb contacted Associa, AMI and Century Management with no call backs.

She did speak to Johnathan from Alliant Association Management. They are looking to expand the Punta Gorda office. They have a team approach with a dedicated weekly visit from a CAM. They are ok with the logistics of the island. There is a set site visit on November 23 with the Regional Manager and the site manager from the Punta Gorda office. They will give a proposal the next day if they are interested.

Barb spoke with friends at Placida Condos where Grande Property Management is. They were favorable of Grande, maintenance people on staff and would give a 7 out of 10.

She also spoke with Placida board president. He was very positive about Tim Freeman and said you can't go wrong.

Rick also spoke to Tim Freeman. Tim said our property was in good shape and needs to be cleaned up. He got positive feedback from Richard Leydon about Tim Freeman. Rick said we do not have to pick an island manager.

Marcia spoke to Tim Freeman and feels he is professional and confident. He told her there is a solution to everything.

Marcia spoke to Mike Manning from Surfside. He is a nice guy but felt there were some red flags.

Marcia also spoke to Natalie from Seabreeze. They are local in Placida. She is organized, businesslike and has local contacts.

Marcia recommended Seabreeze and Grande.

Christine contacted Lighthouse with no call back. She also contacted Cambridge from the last management search but they have sold their business.

Rick made a motion for Barb and Maria to get in depth interviews with Grande, Alliant and Seabreeze. Barb seconded.

The board will work on a list of questions for the three management companies.

Lillie Estrada recommends site visits of the other properties they manage.

Patty H-2 asked if Sunstate was going under. Rick explained that Sunstate told him that they were focusing on expanding the business north and were no longer a good fit for us.

Rick motioned to adjourn, and Barb seconded.

Meeting adjourned at 7:08

Next meeting TBD

Meeting Minutes
Christine Junior
Secretary