

**HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**

**Board of Directors Meeting**

Tuesday, November 15, 2022, at 3:07 pm

**Call Meeting to Order:** The meeting was called to order by Gena Huebner at 3:00 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** Gena Huebner, President, George Pettengill, Vice President, Christine Junior, Secretary, and Maria De La Nuez, were present by Zoom. Also in attendance were Barbara Vitolo from Grande Property Services; and approximately thirty-four homeowners.

**Homeowner Discussion**

Most homeowners expressed their opposition to or concern with the two items on the agenda. Their concerns included the legality of not allowing homeowners access to their units and security of the units. Homeowners would like to see more communication concerning the schedule of repairs. Owners questioned if they could sign a waiver to allow them to remain on property. Many owners stated that ADU is working hard and getting work completed.

**New Business**

- **Approve Resolution on owner Discussion at Meetings:** A **Motion** by Maria De La Nuez, seconded by Christine Junior to approve the Resolution. Exceptions to the Resolution can be made. **Motion passed with a 3 vote for and 1 vote against.**
- **Discuss Owner Occupancy.** A **Motion** was made by George Pettengill and seconded by Maria De La Nuez to restrict owners at Hideaway Bay Beach Club until construction is completed. George Pettengill wanted to amend the motion to allow owners that Hideaway Bay Beach Club is their primary residence to stay during the construction period if they sign a waiver. The waiver would release Hideaway Bay Beach Club from any liability. **Motion Tabled for a legal opinion.**

**Next Scheduled Board Meeting: Wednesday, November 30, 2022, at 3:00 pm.**

**A motion** was made by George Pettengill and seconded by Christine Junior to adjourn the meeting. **Motion passed unanimously.**

Meeting Adjourned at 5:22 pm  
Respectfully submitted by,  
Barbara Vitolo, CAM  
For the Board of Directors at  
Hideaway Bay Beach Club Condominium Association, Inc.  
The Secretary, Christine Junior.