

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

**Board of Directors Meeting**

Tuesday, December 20, 2022, at 3:00 pm

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

**Approval of Minutes**

A **motion** by Erika Johnson, seconded by Maria De La Nuez to approve the minutes from October 28, 2022. All were in favor; **Motion Carried.**

A **motion** by Erika Johnson, seconded by George Pettengill to approve the minutes from November 15, 2022. All were in favor; **Motion Carried.**

**Guest – Martin Light of ADU**

- Timeline for mitigation, all wet and damaged drywall and insulation has been removed, except for in the crib area. That will be more cost effective to remove and replace at the same time.
- Currently ADU is busy removing trash from the island. Approximately 75 tons has been removed and there is 75 tons remaining
- The ADU staff will be going on Holiday Break Thursday, December 22, 2022
- Roofing repairs will begin the first week of January. The repairs will be done to the 7 buildings that do not need trusses built.
- Mold mediation will be done after building are under roofs.
- ADU is working with the Citizens adjuster to verify the complete scope of work
- Insurance pays for Insulation and drywall, windows, doors and sliders.
- Any other work that needs to be done while walls are open should be scheduled. ADU has contacts of plumbers and electricians.
- ADU will meet the needs of the association prior to any additional repairs for homeowners. There will be a questionnaire coming out for additional work.

**President's Report – See attached**

**Management Report – None**

**Treasurer's Report – None**

**Committee Reports**

- **Barge Alternative – See attached**
- **Facebook Board Questions and Answer Page - See attached**
- **Fire Protection Class – See attached**
- **Grounds – No Report**
- **HR – No Report**
- **LGPOA – No Report**
- **Public Owned Sewer Advisory Committee - No Report**

- **Rental – See attached.**
- **HBBC Access Committee - No Report**
- **2023 Budget Committee - No Report**

#### **New Business**

- **Ratify Termite Tenting and Treatment** – A **motion** by Maria De La Nuez, seconded by Erika Johnson to ratify the agreement to Tent buildings A and E, and to treat all buildings including the Caretakers building and pumphouse. All were in favor. **Motion Carried**

**Next Scheduled Board Meeting: Wednesday, January 25, at 3:00 pm. This will be a budget meeting.**

**A motion** was made by Erika Johnson and seconded by Maria De La Nuez to adjourn the meeting.  
**Motion passed unanimously.**

Meeting Adjourned at 4:17 pm  
Respectfully submitted by,  
Barbara Vitolo, CAM  
For the Board of Directors at  
Hideaway Bay Beach Club Condominium Association, Inc.  
The Secretary, Christine Junior.

#### **President's Report December 16, 2022**

The last official Presidents Report was filed in September. Since then, the information has been coming to you in eBlasts so that you would stay informed during the recovery from Hurricane Ian on a more frequent basis.

All the eBlasts are also posted on [www.myhideawaybay.com](http://www.myhideawaybay.com). They are all available for you under the Condominium Owners' Assoc section. You will also find all the eBlast that were sent out prior to the storm. There are twenty-five eblasts posted just in October and 7 for November. We hope that you have found this information to be helpful.

Updates on the hurricane recovery effort will continue to be provided weekly. I appreciate that everyone wants to know what is happening daily. Please understand the great amount of work that is required in the day-to-day business of this association, especially now. Thanks for your patience and words of encouragement.

Respectfully Submitted,  
Gena Huebner, President

#### **Alternative Barge Report December**

At the November 9th meeting with Charlotte County, the county approved the special exception allowing Robert Hill to put in the landing next to Hideaway. This is just the first step. The DEP will still need to approve the barge site plans. After the meeting, it was brought to the attention of Mr. Hill that he has not done a very good job communicating with Hideaway regarding the landing. Mr. Hill has since reached out to the board in an effort to better communications. At this writing, a zoom meeting is in the works that will allow Mr. Hill to address the questions and concerns of Hideaway Owners. More information on a meeting should be forthcoming shortly.

Respectfully Submitted  
George Pettengill

Hideaway Bay Board of Directors Question and Answer Page Monthly Report for  
December 20, 2022

The number of owners in the group as of 12/16/2022 is 84.

The page was used extensively by the group members in the aftermath of Hurricane Ian.

Respectfully submitted,

Gena Huebner, President

Fire Protection Class Committee

12/16/2022

The committee emailed Bryan Carr, Deputy Chief Charlotte County Public Safety on September 21, 2022, requesting his assistance in reviewing the Hideaway hydrant and sprinkler water pressure tests with the committee. We received his out of office notice. Due to the aftermath of Hurricane Ian, the committee has not followed up on the request yet, but will do so after the community has had a chance to recover from the storm. The County officials are responsible for all ISO filings and would be the appropriate resource for our review.

Respectfully submitted,

Gena Huebner, Chair

for committee members

Jorge de la Nuez (F2) and

Scott Almand (F1)

The rental committee convened in October and did not have a meeting in November.

Several items were discussed with action recommendations as follows:

Renter Safety

In recognition that some owners will be anxious to rent their unit to help offset lost revenue, there is a need to establish a standard as to when it is appropriate to have renters on the property. The demand for rentals may occur sooner than expected and the association would be wise to consider the minimum standards before occupancy and renters are permitted again. This issue as applied to renters is probably redundant as it also applies to owners, but the board should consider what standards need to be met before the common areas and buildings (or individual units) are deemed safe including windows, fire suppression, and who makes that determination. Does the association need to have owners do their own safety assessment and sign a waiver of liability prior to allowing renters to occupy their unit?

Recommended Action: The rental committee recommends that the board obtain guidance from legal counsel as to what is needed before an owner can rent their properties again.

Renter Communication

Owners need to be able to set proper expectations to the renters who are already booked and whether they can fulfill their reservation. Currently it's not clear if the units will be ready by spring, summer, or fall. We recognize that there are a lot of loose ends that make such a timeline uncertain, however it would be helpful for owners to know when some sort of timeline can be made available so they can manage their bookings accordingly.

Recommended Action: The rental committee recommends that the board provide a tentative restoration schedule to the owners, or at least an indication as to when a schedule could be made available.

Financial Hardship

The committee discussed the financial hardship that owners will suffer due to the lack of rental income during restoration. Most insurance policies are inadequate, and the ongoing expenses may be more

than some can afford. We discussed potential solutions such as obtaining a HELOC loan on a primary residence as a source of funds. Obtaining an SBA loan. Negotiating a mortgage restructuring of one's loan. These matters are all complicated and involve a learning curve so it would be helpful if owners could collaborate and help each other navigate their options.

Recommended Action: The rental committee recommends the board consider how to fund deficits if owners' default on their obligation to pay dues. Also, would the board want to consider establishing a hardship committee or a paid resource for owners to help them navigate their options? Perhaps the board does not need to get involved and the owners can establish a means of communicating through the online forums or email groups?