

HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

Wednesday, January 25, 2023, at 3:00 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, Erika Johnson, and Maria De La Nuez, Treasurer were present by Zoom. Also in attendance were Barbara Vitolo from Grande Property Services; and approximately thirty-five homeowners.

Approval of Minutes

A **motion** by George Pettengill, seconded by Erika Johnson to approve the minutes from December 20, 2022. All were in favor; **Motion Carried.**

New Business: President Gena Huebner introduced the Budget Committee and reported that the Association is expecting a \$69,000 credit for cancelled insurance policies. The Reserve Study was completed in August, however that Reserve Study will need updating due to Hurricane Ian.

Ratify Board Selection of ES Window proposal from ADU for repair of Hurricane Ian Damage. A **motion** by George Pettengill to ratify the ES Window proposal, seconded by Maria De La Nuez; all approved. **Motion Carried.**

Budget: A **motion** by Erika Johnson, seconded by Maria De La Nuez to accept the budget put forth by the budget committee. During discussion it was decided to increase Fire system monitoring/annual inspection and to increase Pool equipment repair and maintenance. This will increase the quarterly assessment per unit to \$2979 per quarter. Because the first quarter was underpaid the 2nd, 3rd and 4th quarter will be \$3246. A **motion** to accept the updated budget was made by Erika Johnson and seconded by George Pettengill. The budget will be passed to the owners for approval at the annual meeting. All were in favor, **Motion Carried.**

A **Motion** to adjourn was made by George Pettengill and seconded by Erika Johnson at 4:10 PM. All were in favor.

Respectfully Submitted
Barb Vitolo, CAM
Grande Property Services.