

The Island at Hidden Harbour  
Board of Directors Meeting

October 13, 2010 -- 7:00 PM  
Conference Call - Meeting Minutes

Attendees: Lou Engle, Marie Henderson, Kitty O'Hara, Tom Murrill, Charlie Zellers and Carol Ann Bianco

Lou called the conference call meeting to order at 7pm.

**Action Items from Owner Meeting:**

--Security cameras:

After a review of the many factors to consider with such a project, Marie reported the cost to install security cameras around the entire Island property would be "astronomical" based on information she received from someone in that business. Lou said the cost of such a plan would outweigh the savings. No further action will be taken at this time.

--Additional pool furniture:

Marie has started checking on potential vendors for us to purchase additional concrete tables for the pool decks for next year. She shared preliminary cost factors, which the board felt were very reasonable, especially given the life span of these items. Marie also said she would take stock of our current umbrella inventory to determine the quantity of new ones we'll need next year. Lou noted these items might be reserve fund expenses but regardless, we will not finalize these purchases until after the first of the year. The board was in agreement with this plan.

--Signs in the entrance stairwells:

After a brief discussion about putting signs in all the stairwells with key IHH rules and the OCREM contact number, it was felt this approach create a visual overload of signs on the property. Instead Lou will discuss other options with Barbara on how to provide more visibility of their reach number. He will report back to the board shortly.

--Feasibility to extend water lines to the rear of marsh facing buildings:

After some discussion, the board felt installing water lines in the rear of some buildings would be cost prohibitive. A concern was also raised of adding more water lines in an area with high potential for freezing during the winter months. No action is planned at this time.

--Renter surcharge to cover vandalism costs:

The first concern with this idea is that we do not know if renters are in fact the ones causing the vandalism expenses. Lou then said such a policy is not permitted since it is not fair and equitable to all owners. No action on this item.

--Water shut off valve type:

We first reviewed how an effort to change out the main water shut off valve in the units to a ball valve type was handled in the past. This choice was then, and remains now, an individual owner decision, action item and expense. However, the board decided that during the winter heat checks, we could determine which units still have the old handle style shut off valve to determine the number of units in this condition. Lou will work with Barbara to obtain a unit cost for this effort. Owners with the old style valve, who then want to change theirs out at their own expense, would thus know what cost to expect. For any owners who decide to make this change, Barbara will have to coordinate the water shut off the to their entire building.

In this same discussion, we reviewed that all multi level buildings are now 10 years old. Per our guidelines, all hot water heaters should have been replaced by now. Similarly, braided hoses on the washing machine water lines should be the installed standard now.

--Dryer vent concerns: [this pertains only to Aruba, Bermuda and Cayman buildings]  
Owners shared comments on the dryer vent paths from each level of a building, first, second and third floor units. The cleaning and baffle repair work on the 2<sup>nd</sup> floor units in Cayman is scheduled for the first week of November. Lou will discuss the other owner concerns with Barbara and get a recommendation from the vendor doing this work.

**Project status:**

--Insulation installation under Aruba building:

Lou reported the spray foam insulation job completed on 10/12/10. The board agreed to have another contractor inspect the Aruba installation job since this is our first experience with this product. If this spray foam product produces the results we expect, we will then consider it for other buildings on the property.

--Outside water shut-off:

Lou reported the outside showers and pool water lines have been winterized. The dock water lines will be winterized on November 1<sup>st</sup>, as is our normal procedure.

--Oahu stair tower repairs:

Lou reported that Marty/Triangle Builders is due to start the Oahu stair tower repair project on Monday 10/18, weather permitting.

--Landscaping:

Marie updated the board on her recent landscape plans. She said the 40 new euonymus plants are being dug up now and will be installed in the next 1-2 weeks. There will also be several additional new euonymus plants in the front of Hawaii. Marie next said she is having the landscapers take up the rock in the parking lot pier in front of Aruba this Friday. This area will then have sod installed. Lastly, the landscapers are bringing in a load of dirt to re-grade the west side of the north pool due to the sloping of the ground, which draws water into that area. Charlie noted a similar problem at the south pool near the tot lot equipment. He said that area is always spongy. Marie said she was aware of this issue but, at this time, she doesn't know why it occurs.

Marie then said she is waiting for a proposal for plantings in the Dominica/tennis court area. She is also looking at the sinkhole problems at the bulkheads, especially at Cayman, as well as some areas where dirt is washing out around the HVAC slabs. Per the contract, the landscapers will be pulling out the summer flowers and putting in yellow pansies for the winter. She is also having them cut down bushes and weeds at the bridge. Marie noted they are throwing in extra work without charge, so she can't complain about them.

**Bids for consideration:**

--Lights—Aruba

Lou said he had talked to Marie about the cost quote Barbara obtained to replace the “top cap” on the light that blew down last winter near Aruba. Marie noted Tomey’s crew put it back together with the old parts but unless you really look and know what to look for, it is not too bad. She does not feel we should spend the money now; leave it alone.

--Lights—Hawaii

At the board’s direction in our August meeting, Barbara asked Gilbert Electric for an estimate to repair the light fixture that was vandalized in front of Hawaii earlier this year. After looking at the pole now stored in the gatehouse, Chris Gilbert expressed concern if it could be reused as 3 of the 4 mounting holes were broken; he is also unsure if any internal wiring was damaged during its destruction. Barbara then went to ED Supply for the cost of a new “bolla base” pole and 1 new lens. She shared those costs with Lou along with Chris’ labor estimate of 2 hours to reinstall the light. Changing direction, Marie stated they could drill new holes and said Barbara should engage Tomey for this job. Lou agreed and asked Carol Ann to coordinate this effort with Barbara to now use Tomey. Lou also stated Tomey needs to first advise us of the “bottom line” cost for this repair.

**New Business:**

--Unit A-401:

Repairs are needed to the exterior of this unit. After some discussion, Lou said he would secure further information and report back to the board at a later date/time.

--Contracts:

Lou said he would work on the pool and cleaning contract for next year. He said Marie would continue to coordinate the lawn care and landscaping contract for next year. Lastly, Lou noted he expects to soon have a contract from Moore Painting to paint the Oahu building and the entrance bridge next spring.

At 8:20pm, with no items from the floor, Marie made a motion to adjourn this conference call meeting. Charlie seconded it and all concurred. Lou said he expects our next board meeting will be held in Mark’s Timonium office. The date will depend on when there is information to share.

Respectfully submitted,  
Carol Ann Bianco, Secretary