

**THE ISLAND AT HIDDEN HARBOUR
BOARD MEETING 10/15/05
10:00 AM – The Island Office**

President, Ed Heinemann called the meeting to order at 10:00 A.M.

Present - Board Members: Marlin Newell, Wayne Keeler, Sam Wright and Marie Henderson

**Also Present: Rick Clark - Committee for Cayman Water Damage Claim
Owners: Mr. and Mrs. Jackson, Unit 218.**

Mr. and Mrs. Jackson had some concerns about the credits and ongoing work in their unit. Mr. Heinemann assured them that work was progressing and the figures for their upgrades and credits were being closely monitored.

Mr. Heinemann and Mr. Newell reported on Status of leaks after their meeting with Jeff Hughney and Ed Dudley of Maintenance Connection. Siding was removed from Unit 366 and they found the patio doors to be improperly flashed. Water leaking into unit had rotted the wood behind the doors and had damaged interior carpeting. Work is to begin immediately to reflash and repair. Parts of Cayman, Dominica and Hawaii Buildings were inspected as well. Ed Heinemann reported that he requested an inspection report from Jeff Hughney and a preventive maintenance plan from Ed Dudley.

Motion made by Wayne Keeler and seconded by Sam Wright to hire an engineer to professionally inspect attics for defects in insulation and to make recommendations as to the remedy to avoid freezing of plumbing.

Discussed sending mailing to owners including Minutes of Annual Meeting, Board Meetings, notice of increase in dues and new rules and regulations which were voted on at Annual Meeting.

Discussed notifying owners that they would receive Minutes, Notices, etc. by e-mail. Owners who do not have e-mail may request information to be mailed to them. They should contact Beach to Bay if they do not have e-mail and information will be mailed to them.

Committee Reports:

Carpets:

Marlin Newell reported representative from carpet manufacturers would be inspecting the carpet in the Aruba Building. The Bermuda carpet project has been progressing but was hampered by rain last week.

Landscaping/Custodial

Marie Henderson had proposals for repairing lighting, new custodial contract and upgrading landscaping. Board decided it needed to review financials further before committing to additional expenditures.

Committees Established:

Architectural - Wayne Keeler

Budget & Finance Chairperson: Sam Wright

Committee Members: – Mark Hannahs, Marlin Newell, Wayne Keeler and Rick Clark

Insurance – it was suggested that in a future Board Meeting that Mark Hannahs give an overview to the Board detailing the current insurance policy.

Pools – Diane Creager

Building Maintenance – Marlin Newell

Web site – Marlin Newell

Landscaping /Custodial – Marie Henderson

New Business:

Ed Heinemann stated that several of the existing contracts will be expiring in the near future and that he would like at least two proposals whenever possible.

Need to check with Mary Ann at Beach to Bay regarding water heater replacement pricing.

Marlin Newell agreed to take over the Web Site from Don Stout.

Marlin Newell will make calls regarding the repair and painting of the main electrical boxes outside the buildings.

The meeting was adjourned at 2:00 P.M.

Marie Henderson, Secretary