

**THE ISLAND AT HIDDEN HARBOUR  
BOARD MEETING 11/05/05  
MINUTES**

**The meeting was called to order by President Ed Heinemann at 10:15 A.M.**

**Present Board Members: Ed Heinemann, Sam Wright, Wayne Keeler, Mark Hannahs, Marlin Newell and Marie Henderson.**

**Committee: Richard Clark**

**Brent from Island Floor Covering discussed how the deck carpet is seamed. (Owners have commented on the number of seams in the carpet). Seams should not be an issue as they are sealed and the seams are guaranteed by Island Carpet. Seams will blend with wear and will not be as noticeable. The Board decided to wait and see how the seams wear before deciding to purchase more carpet for less seaming.**

**Aruba Building Carpet: Bret has sent letters and pictures to the carpet manufactures He is still waiting to hear from them.**

**Ed Dudley of Maintenance Connection discussed flashing of Oahu Building. Ed took pictures showing incorrect installation of flashing. This causes water to be directed into the unit instead of away from it causing rot around windows and slider. Improperly flashed windows and doors on third floor cause water to run down into units below. He is working on Unit #366 Oahu.**

**Ed Dudley will be checking each unit to be sure water is turned off and heat is set to 55 Degrees. At the same time he will inspect units to see if there is any water damage.**

**Motion made by Sam Wright and Seconded by Mark Hannahs to put Mr. Rinnier (Developer) on notice that the building have water damage due to improper flashing when built. Board will request Chris Woodley to send a letter to Mr. Rinnier.**

**Mark Hannahs read a letter from Mr. and Mrs. Liota of Unit 366 regarding damage to carpet in their unit due to leaking doors. The Liotas want the Association to replace their carpet. The carpet is approximately 7 years old. Board may pro rate the replacement of their damaged carpet.**

**Ed Dudley will meet with fire service company to inspect water pipes in third floor units. Ed will report on which units need to be insulated.**

**Board reviewed insurance figures and progress on Cayman Building. Mark Hannahs spoke with Ron Houston of AIG. Supplemental Claim report just received for \$58,000. Ron Houston said we were due some money. May not be the \$58,000 requested.**

**We have an issue with Dynamic on items they have damaged – hallway carpets, stairwells, etc.**

**Ed Heinemann will give Dynamic a check for \$23,907 and letter from our Attorney, Christopher Woodley.**

**Unit Owners in 117, 217 and 317 will be issued a check for monies due them due to the water damage in Cayman Building.**

**Board reviewed Newsletter to be sent to Unit Owners.**

**Marlin is in the process of redesigning the Island Website.**

**Board agreed to put on hold any new cleaning contract until beginning of Year.**

**Mark Hannahs shared a letter from Victor Laws, Attorney dated 7/6/04. The parking lot on Islamorada is a limited common element and owners of units in Islamorada can forbid anyone from using Islamorada Parking spaces. This also means that Unit Owners in Islamorada are now responsible for maintenance of the parking lot.**

**Meeting adjourned at 1:30 P. M.**

**Respectfully submitted by:  
Marie Henderson  
Secretary**

