

The Island at Hidden Harbour
Board of Directors Meeting

November 26, 2013 – 7:00 PM
Conference Call - Meeting Minutes

Attendees: Lou Engle, Wayne Keeler, Tom Murrill, and Carol Ann Bianco participated in this conference call board meeting; Barbara Taylor also joined. Mark Hannahs, Marie Henderson and Charlie Zellers did not participate.

Having a quorum, at 7:05pm Lou called this special conference call meeting to order.

--South pool deck project:

Earlier a Pro Coat, LLC letter dated November 15, 2013 was provided to all board members via email for their review. Pro Coat suggested a 4-point resolution list to bring the south pool deck surface coating project to closure. The suggestions were:

---#1- Pro Coat's commitment to re-coat the south pool entrance steps, reducing the amount of non-skid aggregate to improve the appearance.

---#2- Pro Coat will re-caulk any deck areas that are/have cracked caulk.

---#3- The Island will now pay the final balance due (\$15k) from the initial project cost.

---#4- ProCoat will re-coat the entire south pool deck; The Island will pay \$5000 toward to total cost (\$23,000); Pro Coat and Neogard will absorb the remaining cost.

Wayne made a motion, which Carol Ann seconded, to accept all 4 suggestions above. Lou polled each board member present individually and each agreed with this motion.

Barbara will contact Pro Coat for a final invoice; this payment will be drawn from the Reserve Fund. The board will send a Letter of Understanding to Pro Coat stating our \$5000 deck re-coat commitment will be paid after the re-coat application has been applied, inspected and approved. The deck re-coat will be done in Spring 2014 due to weather conditions.

--Cleaning final payment

Since our last board meeting, our terminated cleaning contractor (OC Shore Clean) engaged a lawyer seeking the funds withheld by the board in the final payment. This deduction was due to a documented failure that Shore Clean failed to fulfill the terms of their contract. Lou engaged our legal counsel to review the matter and work to resolve it lawyer to lawyer. On this call, Lou said our lawyer feels we have a good case but if not resolved soon, the next step is small claims court. Lou suggested we negotiate a compromise settlement amount, some amount less than the original deduction, if that is the best way to close this issue. Lou again polled each board member present; all agreed with this action plan. Updates will be provided, as new information is available.

--Unit 326-Dominica

Wayne shared he is still trying to arrange a date for OCREM and contractors inspection of his deck. He said the delay has been on his end but hopes to get it done before the end of this year.

With no more discussion, at 7:25pm Wayne made a motion to adjourn; Carol Ann seconded the motion and all present agreed.

Respectfully submitted,
Carol Ann Bianco, Secretary