

THE ISLAND AT HIDDEN HARBOUR
BOARD OF DIRECTORS MEETING
MARCH 26, 2006

MEETING CALLED TO ORDER AT 10:20 A.M.

PRESENT: ED HEINEMANN, MARLIN NEWELL, MARK HANNAHS, SAM WRIGHT, MARIE HENDERSON.
ED DUDLEY, MAINTENANCE CONNECTION.

ED DUDLEY OF MAINTENANCE CONNECTION REPORTED: THE DAMAGED UNITS IN CAYMEN BUILDING ARE ALMOST COMPLETE. ED FOUND THAT DYNAMIC HAD NOT HAD THE WORK INSPECTED BY OCEAN CITY AND THAT THE UNITS HAD A MASSIVE AMOUNT OF ITEMS THAT WERE EITHER MISSING OR DAMAGED. CEILING FANS WERE THE WRONG SIZE AND UNUSABLE. NEW FANS WERE PURCHASED. THE WRONG SIZE FANS COULD NOT BE RETURNED FOR REFUND BECAUSE THEY WERE OUT OF THE BOX AND THERE WERE NO RECEIPTS.

MAINTENANCE CONNECTION WILL NOT PROVIDE A WARRANTY ON THE WORK PERFORMED IN THE UNITS ONCE THE OWNERS HAVE ACCEPTED THE WORK AND SIGNED OFF. SHOULD THERE BE ANY ISSUES WITH THE WORKMANSHIP; THE OWNERS SHOULD DISCUSS THEM WITH THE BOARD.

MARK HANNAHS WILL CALL OUR INSURANCE COMPANY TO INFORM THEM THAT THE WORK IS COMPLETED AND THEY CAN ISSUE THE FINAL CHECK.

ED HEINEMANN HAS REQUESTED THE OCEAN CITY INSPECTOR TO WRITE A LETTER STATING THAT DYNAMIC HAD NOT HAD THE ELECTRIC OR PLUMBING INSPECTED AS REQUIRED.

BOARD WILL NOT REPLACE STORM DOORS ON DAMAGED CAYMAN UNITS BECAUSE THEY WERE NOT ON UNITS WHEN ORIGINALLY PURCHASED. DYNAMIC DAMAGED THE DOORS AND THIS WILL BE REPORTED TO DYNAMIC'S INSURANCE CARRIER. UNIT OWNERS WILL BE INSTRUCTED TO PREPARE A PUNCHLIST AND SEND IT TO ED HEINEMANN. THIS WILL BE THE FINAL WALK THROUGH LIST. LIST MUST BE RECEIVED BY APRIL 5TH WITH THE EXCEPTION OF UNITS 219 AND 319 WHOSE OWNERS ARE OUT-OF-TOWN.

SIX UNIT OWNERS RECEIVED A NOTICE FROM DYNAMIC THAT THEY ARE PLACING A LIEN ON THEIR UNITS. ED HEINEMANN CALLED OUR ATTORNEY TO SAY WE WOULD COUNTER SUE.

MOTION MADE BY MARLIN NEWELL AND SECONDED BY MARK HANNAHS TO APPROVE THE MINUTES OF THE JANUARY 21, 2006 MEETING. APPROVED BY ALL.

DON STOUT STILL HAS ACCESS TO THE ISLAND'S CHEVY CHASE BANKING ON LINE. THIS SHOULD BE CHANGED SO THAT MARK HANNAHS AND SAM WRIGHT HAVE ACCESS TO THESE ACCOUNTS.

SUGGESTED BY MARIE HENDERSON THAT WE SEND WELCOME LETTERS TO NEW OWNERS. THE BOARD AGREED.

ED HEINEMANN MET WITH POOL COMPANY. WE NEED WORK ON THE SOUTH POOL. ED WILL GET ESTIMATES TO DO GROUTING AND RESURFACING OF SOUTH POOL.

ED MET WITH BARTLETT EXTERIORS ON MARCH 25 TO PROCURE ESTIMATES ON UNITS THAT ARE LEAKING IN OAHU BUILDING. MR. BARTLETT NOTED THAT CAULKING, FLASHING AND DESIGN ARE POOR. HE WILL FURNISH THE BOARD WITH A PROPOSAL TO CORRECT CONDITION. WE SHOULD RECEIVE HIS PROPOSAL WITHIN A WEEK.

MARLIN NEWELL REPORTED ON CARPETS. BACKING SEPARATION ON CARPETS INSTALLED IN ARUBA IS STILL AN ISSUE. MANUFACTURER OF CARPET IS NOT RESPONDING. ISLAND FLOOR COVERING WILL RETURN TO FINISH REPAIRS ON ARUBA.

MARLIN NEWELL PRESENTED AN ESTIMATE FROM ISLAND FLOOR COVERING TO REPLACE CARPET ON MAUI AND CAYMAN BUILDINGS. ALSO, MARLIN WILL REQUEST AN ESTIMATE FOR REPLACING THE OAHU CARPET.

MOTION MADE BY SAM WRIGHT AND SECONDED BY MARK HANNAHS TO ACCEPT ESTIMATE ON MAUI CARPET AND TO CARPET OAHU BUILDING AS SOON AS POSSIBLE. APPROVED BY ALL. A LETTER WILL BE SENT OUT TO MAUI OWNERS REGARDING THE START OF THE CARPET PROJECT AND TO REQUEST COST APPROVALS.

MARK HANNAHS WILL REPORT CLAIM FOR DAMAGE TO CAYMAN BUILDING CARPET TO OUR INSURANCE CARRIER.

BILLS WILL BE SENT TO OWNERS IN THE BERMUDA BUILDING FOR THEIR SHARE OF THE COST OF THE NEW CARPET THAT WAS INSTALLED.

MARIE HENDERSON PRESENTED PROPOSAL FROM SPOSATO IRRIGATION TO MAINTAIN SPRINKLER SYSTEM. MOTION MADE BY

SAM WRIGHT AND SECONDED BY MARLIN NEWELL TO PURCHASE THE GOLD PROGRAM. APPROVED BY ALL.

SAM WRIGHT SUGGESTED THAT WE REQUEST OUR ATTORNEY TO SEND BILL RINNIE A LETTER NOTIFYING HIM OF THE LEAKS IN THE BUILDINGS. ED HEINEMANN WILL CONTACT CHRIS WOODLEY TO SEND LETTER TO RINNIE. BOARD AGREED.

SAM WRIGHT WILL SEND A LETTER TO CHRIS WOODLEY REQUESTING HIM TO BE THE RESIDENT AGENT FOR THE ISLAND.

MEETING ADJOURNED AT 2:00 P.M.

RESPECTFULLY SUBMITTED:

**MARIE HENDERSON
SECRETARY**