

The Island at Hidden Harbour  
Board of Directors Meeting

March 31, 2012 -- 10:00 AM  
Meeting Minutes

Attendees: Lou Engle, Tom Murrill, Mark Hannahs and Carol Ann Bianco attended this board meeting held in the Harford General Insurance office conference room in Lutherville, MD. Board members Marie Henderson, Kitty O'Hara and Charlie Zellers were not in attendance.

Noting that we had a quorum, Lou called the meeting to order at 10 am.

**Old Business/Current Project updates:**

---**Pool renovations:** the Pro Coat, LLC contract has been finalized; work will start the week of 4/2 on these projects. During this meeting, the board reviewed the NeoGard Decorative color chart and selected the light sand/beige color (#9017) for the final deck coating application.

---**Aruba Stair tower:** Pro Coat will repair the damaged bottom corner on the SW tower wall in the next 2 weeks; the final painting will be done when the pool foundation walls are painted. Lou suggested they re-examine the block behind this area to verify there are no more cracks.

---**Awning replacement:** Phillips Sign took final measurements for the Cayman awnings and canopies; they hope to complete these installations by the end of April, weather permitting.

---Repairs on both **Lanai stair towers** are complete. Work is currently underway to repair the rot found on 1 unit stack on the rear wall of the **Kauai** building.

---**Mailbox:** Additional investigation revealed we would be able to purchase 1 20-slot mailbox unit to replace the 2 12-slot mailboxes currently serving the Cayman building. There is an option we can utilize to modify a basic 20-slot unit to support 21 mailbox slots, which is what we need to support all of the Cayman owner units. The order will be placed soon.

---**Grills:** The board confirmed the style of outdoor grill to be ordered for extra capacity at the south end of The Island. An order will be placed in the next 2 weeks for 2 new barbeque grills.

---**Flags:** The board confirmed we want a 5'x8' USA flag, a 4'x6' Maryland flag and a 4'x6' Ocean City flag for the front entrance area. OCREM will order the new flags next week. The in-ground light fixture at the base of the flagpole must be replaced before the new flags are raised.

**Other items for consideration:**

---**Power Washing:** Discussion on this project is again deferred for a future meeting.

---**Entrance sign:** The board wants to meet with the contractor in person at our next board meeting in OC on May 12<sup>th</sup>. Some options for this repair project were shared; the board also wants to view some of his other work prior to that meeting.

---**Lights:** Gilbert Electric is finalizing quotes for 3 lighting projects. These include a replacement option of the glass globes and light bulbs in the walkway lights, lights at the front entrance sign, and replacement light units for both pools in conjunction with the new pool fences.

**General Business:**

---**Landscaping:**

-Being the only landscape committee member present, Tom reported that DM Taylor has now provided a landscape design recommendation for each building, comprising a master landscape plan for The Island. Tom had a face-to-face planning meeting with DM Taylor personnel prior to this board meeting. Today he shared their final recommendations that were received just prior to this meeting. The goal of the landscape work for this season is to finish the Dominica area and move on to the east side of the Hawaii building to complete the visual as you move through that area. In addition to the recommended new plantings, 3 trees at Dominica need to come down as they are leaning and/or have roots heaving out of the ground. After some discussion, Mark made a motion to approve all the landscape recommendations for the Dominica and Hawaii-east area. Carol Ann seconded the motion and all present approved it. Lou then signed the contracts.

---Geese:

The staked nylon line has been installed in the rock areas behind Maui to discourage the geese from walking in from the marsh. At this point, the board agreed to suspend spraying applications and only spray on an as needed basis going forward.

**Financials:**

Carol Ann reported the current Reserve Fund account balances are fully able to support the recently contracted pool renovations and awning replacement projects. Deposit payments have been sent for both the pool renovation work and the Cayman awnings.

**Items from the floor:**

--Sunshade request: An owner submitted a request to the board to install solar sunshades on their first floor rear deck. Since approval of this request requires a change to the Architectural Guidelines and would thus impact all owners, the board members present requested additional details before a decision could be made.

--Boatlifts: Two permits for new boatlifts were received just prior to this meeting. The board was confused with the wording on one of them and asked that Barbara check it out with the Port Warden office. [Note: the wording variance was found to be merely a style difference between secretaries in this office.]

--Unit 401-A: Recently Lou received a letter from the developer of Hidden Harbour VI stating that their corporate charter has been forfeited and he intends to transfer ownership of unit 401-A to The Island Association. Legal counsel has been engaged by the board to better understand the full ramifications of this action. Lost condo dues revenue, new on-going expenses for taxes, water service, etc. as well as the future use of this unit are decisions the board will need to carefully consider over the coming months. Additional information is being gathered now.

**Next board meeting:**

The next board meeting will be Saturday, May 12, 2012. This meeting will be held in Ocean City so the board can meet with the contractor regarding the entrance sign repair project.

At 12:15 pm, with no other business to discuss, Tom made a motion, which Carol Ann seconded, to adjourn this meeting. All present agreed.

Respectfully submitted,  
Carol Ann Bianco, Acting Secretary