

Meeting Minutes
Island At Hidden Harbour Board Meeting
May 19, 2007
9am

1. Status of newsletter: Draft being prepared. OCREM will format and distribute to owners once finalized.
2. The following issues will be or have been referred to OCREM for resolution and OCREM will provide the Board with weekly status updates:
 - a. July 4th letter to owners
 - b. Retaining a guard for July 4th
 - c. Rotting wood on railings
 - d. Repair light at dock slip 355-356
 - e. Fill in hole in front of grate at Unit 133
 - f. Kauai: replace elbows on both front downspouts at foot showers
 - g. Kauai: fill in holes with gravel
 - h. Oahu: Replace and paint handrail at end unit between Maui and Oahu
 - i. Guard Houses: install Vinyl 1x6 at bottom of Guard Houses, caulk and paint and clean out the houses.
 - j. Cover wires at tennis court with PVC pipe and cap
 - k. Fix bottom of siding at #2 Pool House
 - l. Repair of flag pole
 - m. Sand for volleyball court (research proposals)
 - n. Straighten pole light in front of south pool
 - o. Replace missing sign by entrance above speed limit.
 - p. Clean and paint rusted meter boxes on Cayman and Bermuda
 - q. Replace missing siding on side of office and replace rotten trim around window of office (using materials that Classic exterior has “left over”)
 - r. Planning for owners meeting – either 9/15 or 9/29
 - s. Locks for tennis courts
3. Classic Exterior is scheduled for a final walk through with Wayne Keeler sometime after Memorial Day. Wayne would like another Board member to attend as well. Wayne Keeler to prepare (or have Moore and Company prepare) documentation that reconciles payments to Classic Exterior to the work that has been completed.
4. OCREM to furnish Marlin with language to add to the website regarding certificates of insurance. Marlin will post to the website. Marlin will also post July 4th information to

website as well as other data as deemed appropriate by the Board.

5. OCREM will send letter to owner requesting For Sale sign be removed from the front lawn of the Island.
6. Wayne Keeler will update the owner schedule for paint and carpet. OCREM will advise unit owners.
7. Board to decide 2008 annual meeting dates ASAP and provide to OCREM to start planning.
8. McGinty will repair the sink hole between Bermuda and Cayman in June. Marlin to follow up with McGinty.
9. Wayne Keeler will provide the Board with a proposal from Classic Exterior during the week of 5/21 for the repair of the towers and Islamorada.
10. Wayne Keeler to provide OCREM with list of units that need water testing (units in addition to what has been repaired already). OCREM will provide results of water testing and Board to determine if these leaks should be referred to Classic Exterior.
11. Wayne Keeler will ask Moore Painting to provide a five year plan for painting on the Island.
12. Kitty O'Hara to provide Board with updated draft of letter to owners that are not in compliance with hot water heater and hose replacement. Once the letter is approved, OCREM will distribute as necessary.