

The Island at Hidden Harbour
Board of Directors Meeting

June 9, 2012 -- 9:00 AM
Meeting Minutes

Lou Engle, Mark Hannahs, Marie Henderson, Carol Ann Bianco and Barbara Taylor (OCREM) attended this board meeting held in the O.C. Real Estate Management Co. conference room. Board members Tom Murrill, Kitty O'Hara and Charlie Zellers did not attend.

Noting that we had a quorum, Lou called the meeting to order at 9:05 am.

Brief Project updates:

---**Pool renovations:** The north pool opened for Memorial Day weekend. The south pool opening was delayed as rainy weather prevented the new caulk to cure sufficiently to safely set the pool furniture on it. The board shared concerns that a) the top row of siding is falling off the vinyl wall sections on both pools and b) ponding water was observed on the south pool deck. A walkthrough is planned for early this coming week to address all concerns with the contractors. Final payment will be held until all elements of the pool renovation work are satisfactorily completed.

---**Pool Lights:** The new pool lights have been installed and look great. This project is complete.

---**Aruba Stair tower:** Verification that the final painting on the repaired south corner of the north stair tower was not known. It was also noted that the ground in this area must be filled in with dirt to prevent future erosion problems. Barbara will verify and address, if necessary.

---**Sidewalk lights:** Work on the previously approved electrical wiring changes to the sidewalk lights should start next week, weather permitting. A final solution to replace the glass globes on these fixtures is still being determined.

---**Awning:** The new 3rd floor frame and awning was installed on the Cayman building along with the new entrance canopies. This work has been inspected; this project is complete.

---**Mailbox:** The new 21-slot mailbox has been installed. Keys were mailed to the Cayman owners affected by this change. This project is complete.

---**Grills:** The 2 new outdoor charcoal grills have been installed. This project is complete.

---**Flags:** The USA, MD and OC flags were raised for Memorial Day; the new flagpole light was installed the following Tuesday. The flag rope broke and has been temporarily fixed; a permanent repair is pending. A concern was voiced re the cost of these 3 new flags; it was suggested we obtain a second set of flags via an online website for future needs.

Other Items for discussion:

---**Entrance sign replacement quote:** A detailed quote to replace the entrance sign, rather than refurbish it, was received. After discussing the details of this latest proposal, Marie made a motion to accept the proposal pending clarification of the action planned on the support posts. Mark seconded the motion and all present agreed to move forward with this project.

---**Unit number signs:** The board reviewed a proposal outlining the material options and their associated costs to replace all the unit number signs mounted on the hallway walls. Believing the signs in some buildings are good, the questions then are which buildings should be addressed first and will the price quote change due to a lower volume? Concern was also shared if the Operating Budget can support this unplanned project this year. Barbara was asked to inspect for the need to replace the unit signs, per building. No final decision was made in this meeting.

---**Power Washing:** The board reviewed the modified quote to power wash the entrance steps and stair towers on all buildings. Again, the question raised was do they all need to be done now? Barbara was asked to inspect and prioritize which stair towers, steps and sidewalk areas need this attention. No final decision was made in this meeting.

General Business:

---Landscaping:

-Marie noted the installation of the new landscaping at **Islamorada** is still pending. Earlier it was shared the flowerbed on the left side of the center steps of Aruba should be re-graded. Water is ponding on the concrete sidewalk in this area, causing major staining. Barbara will engage DM Taylor for their recommended action plan. The geese remain a concern especially behind Maui. The string line barrier along the riprap has been cut. Other options to control the geese were discussed including replacing the string lines and/or adding planting materials as a barrier.

---Replace dock lights: It has been shared in other board meetings that the lights on the dock should be replaced. Most of the decorative trim elements have now been removed for safety reasons. The board feels a smaller version of the new pool lights would work well there. We need prices for budget purposes assuming this would be a 2013 project/expense.

---Handicap ramps—both pools: Currently the existing handicap ramp walkways are secured and safe. The board would like to replace the decking and railings for both pools in 2013. Materials and cost options need to be developed over the coming months.

Financials:

The Operating Fund is covering all expenses with some money to spare as of the latest (April) report. The Reserve Fund expenses were also reviewed and, at this time, we are able to cover all commitments. In our last meeting, a concern that we might need to increase the telephone line expense for the back-up Fire Protective services was shared. Further investigation shows we should be okay for all buildings except possibly one. No action is needed at this time.

As we begin to prepare the 2013 budget, the board was asked for their input if budget adjustments are needed in any sub-categories. This past week the board unanimously approved the insurance policy renewal via email. One recommendation we can implement now is to define the insurance costs in our budget categories same as they appear on the invoice. Moore & Co. will be notified.

Owner Items:

--Unit 401-A: Lou reported our legal counsel prepared the deed for Unit 401-A. It has been sent on for signatures. Barbara verified this unit is zoned R-2, residential use, in the Town of OC. The electrical service is now being billed to the Association. This action was necessary now since the electric service for 401-A also controls the irrigation system for the front entrance area.

--Sunshade request: When drafting the architectural guidelines for the rear deck sunshade, it was discovered there is no vendor option for an owner to duplicate this product. The board's opinion is the initial owner request misrepresented the facts. As such, the board rejected the sunshade request. Barbara will notify the owner of this decision.

Items from the floor:

None

Next board meeting:

The next board meeting is tentatively set for either Saturday, July 21st or 28th. The board will be polled to determine the best date for everyone.

At 10:35 am, with no other business to discuss, Carol Ann made a motion, which Mark seconded, to adjourn this meeting. All present agreed.

Respectfully submitted,
Carol Ann Bianco, Acting Secretary