

THE ISLAND AT HIDDEN HARBOUR
BOARD OF DIRECTORS MEETING
JULY 8, 2006

Meeting called to order at 9:00 A.M.

Present: Ed Heinemann, Marlin Newell, Mark Hannahs, Wayne Keeler, Sam Wright, Marie Henderson.

Treasurer's Report: Mark Hannahs
\$50,000 in Operating Account.

Report on Insurance Claim: Mark Hannahs

Insurance Adjuster, Ron Houston discussed Cayman Building Claim with Mark. We should receive a check for \$46,850.86 by end of July.

Insurance Company will not pay for additional accounting fees due to claim. Mark discussed this with Ron and we may be able to submit a supplement for the \$3,000 additional accounting fee.

Insurance Company will not allow payment of \$40,900 to Maintenance Connection.

Memo from Ron Houston states \$12,832.7t is all that Maintenance Connection is allowed.

Ed Dudley asked Ed Heinemann if he could attend the board meeting and Ed Dudley presented the board with a letter outlining his work on the Cayman Building and his request for payment. (Letter attached in minute's book).

Mark Hannahs suggested that Ed Dudley discuss his payment with Ron Houston. Mark will ask Ron Houston to call Ed Dudley.

The Island Claim again Dynamic Restoration

Mark Hannahs has called Dynamic's claim adjuster three times.

The adjuster is working on a letter to us. Dynamic told their insurance company that we are in litigation.

New Board Member

Kitty O'Hara was unanimously approved to fill the open position as the seventh board member.

Carpets: Marlin Newell

**Maui Building has not been totally completed.
Cayman Building and Aruba still have problems
Marlin asked for punch list from carpet installers.
We need to generate a schedule to carpet buildings.**

Meeting with Developer, Bill Rinnier

Ed Heinemann, Wayne Keeler and Marie Henderson met with Bill Rinnier on July 7, 2006. Units in Hawaii, Kauai, Lanai and Islamorada were inspected by the board members as well as Mr. Rinnier and his architect, Ernie Olds. Mr. Olds commented that the flashing on the doors inspected were not properly flashed. Mr. Rinnier said he will respond within 7 to 10 days. As soon as we have an answer from Mr. Rinnier, the board should discuss by phone/email.

Also reported that there are leaks in 328 and 228 Dominica.

Discussed carpeting Hawaii, Kauai, Lanai and Oahu. Two in fall and two buildings in spring. Suggested that we get estimates from a different carpet installer.

Dryer Vents, Washing Machine Hoses, Ice Maker Hoses

Kitty O'Hara agreed to write letter to owners. Letter will state that replacement of hoses is mandatory. Ed Dudley will install these hoses for \$55.00. Ed will inspect each unit. If the hoses have not been replaced he will replace them and owners will be billed. Owners may replace their own hoses if they choose to do so.

Freezing Sprinkler Pipes

**Does code allow pipes to be wrapped to prevent freezing.
Wayne will contact the Fire Marshall.**

Islamorada Monitoring System

Code does not require that the four town homes have a monitoring system. Bill Rinnier in Unit 158 has a fire and burglar alarm which is monitored.

Board will have Islamorada monitored. The insurance company requires it.

By-Law Changes

Vic Laws is our present resident agent. Motion made by Mark Hannahs, seconded by Marlin Newell to change the resident agent to Chris Woodley. Sam Wright will have the change made.

Prospective buyer of Unit 353 in Maui called Ed Heinemann to ask if there would be any assessments. Ed told her he did not know of any assessment at the present time.

Ed Heinemann will call American Pool regarding the poor condition of the pools.

We will schedule the next meeting when we have a reply from Bill Rinnier regarding the buildings damaged by improper flashing.

Respectfully Submitted

**Marie Henderson
Secretary**