

The Island at Hidden Harbour
Board of Directors Meeting

July 23, 2015 – 10 AM
Conference Call Meeting Minutes

Board members Lou Engle, Marie Henderson, Mark Hannahs, Tom Murrill, Wayne Keeler, Charlie Zellers and Carol Ann Bianco participated in this meeting via conference call. This meeting followed a closed session meeting that originally started at 10am.

--SureFire proposal:

Lou shared that along with the annual SureFire renewal contract, he received a proposal from them to replace the water gauges on the installed sprinkler systems. He stated it was within specs and thus he signed the contract. Mana-Jit will be advised so they can monitor the project.

--Islamorada parking area:

It was mentioned the Islamorada owners were interested to assign parking spaces in their parking area. Lou reminded us of the earlier legal opinion Mr Rinnier obtained stating no to this idea. Further, there are 10 spaces and 4 townhouse units; no good way to allocate the spaces / units.

--Speed Bumps:

An email from an owner in Cayman (217) requested an additional speed bump or cross walk be installed near the south pool area. It was pointed out there is a new speed bump in that general area already, thus no need for an additional one. After the meeting, a board member re-checked the area and felt a crosswalk in that area would be beneficial. Tom will work with Matt's Mgmt. to make the arrangements.

Marie then noted the parking lot area in front of Maui looks bad; she questioned did they fill in the cracks from the old speed bumps? Lou asked Tom to re-engage Matt's on this issue also.

--Miscellaneous:

--Marie questioned when an access panel was installed behind 401-A leaving misc. debris there? Tom said the panel is to allow plumber access to the water lines under that unit; he will arrange for the debris to be removed

--Marie said the Lanai painting project appears to be stalled with no activity there for some time. Tom shared per Ed Moore, the hot temps were a factor and he will speak with Moore again

--Marie noted several boards on the boardwalk are not screwed down and some were installed "upside" down. Tom shared our regular contractor for this work subbed it out this year due to his workload and understands it was not done correctly. Charlie agreed to coordinate the fixes with the regular contractor; thus far no invoice has been received nor paid for any boardwalk repairs.

--Marie stated OCREM is not responding now. Lou stated we are nearing the transition date and he feels confident the new property management team will be more on top of our needs.

After all business was addressed, the conference call meeting adjourned at 11 am.

Respectfully submitted,
Carol Ann Bianco, Secretary