

The Island at Hidden Harbour  
Board of Directors Meeting

September 4, 2014 – 7:00 PM  
Meeting Minutes

Board members Lou Engle, Marie Henderson, Wayne Keeler, Tom Murrill, Charlie Zellers and Carol Ann Bianco, along with Barbara Taylor, OCREM, participated in this conference call board meeting. Having a quorum, Lou called the meeting to order at 7:04 pm.

The purpose of this call was to complete an action item from our 8/7/14 board meeting. Barbara obtained the following budgetary bids for our consideration in light of recent suggestions we raise the monthly condo dues to increase the Reserve Fund balances.

**--Roofs:**

As Lou noted, our roofs are inspected on an ongoing, regular basis and thus far have only required minor shingle repairs. Two budget quotes were obtained for future planning:

**--Bayside Exteriors:**

The total cost to fully replace the roofs on ALL building structures on The Island is \$483,360.

Aruba	\$50,700	Lanai	\$49,500
Bermuda	\$49,500	Maui	\$44,100
Cayman	\$51,600	Islamorada	\$30,300 (excludes metal roof)
Dominica	\$49,800	Oahu	\$49,500
Hawaii	\$49,500	Unit 401-A,	\$ 9,360
Kauai	\$49,500	Pool and Gate houses	

--Misc. cost to replace rotten wood on roof \$40/sheet ½ OSB material

**--Peninsula Roofing:**

The total cost to replace roofs on 10 owner occupied buildings on The Island is \$570,000 if all work is performed at same time

Building 1	\$60,440	Building 6	\$60,440
Building 2	\$31,815	Building 7	\$88,615
Building 3	\$48,650	Building 8	\$62,680
Building 4	\$48,650	Building 9	\$57,100
Building 5	\$60,440	Building 10	\$60,100

--Misc. cost to replace rotten wood on roof \$65/sheet ½ CDX plywood

---Bid does not include the pool and gate houses nor unit 401-A.

Barbara was asked to have Peninsula Roofing clarify their quote... which building is which.

**--Parking lot repair / refinishing:**

A detailed proposal was received from Matt's Management to patch, reseal, and restripe The Island parking lot

--130,000 S.F. +/- MasterSeal application	\$11,700	
--apply 730 S.F. +/- Asphalt hot mix repair to 19 identified locations on property	\$ 4,350	
--3000 feet +/- hot crack sealant	\$ 1,500	
--Stripping (4700' +/- white line; 10 Handicap spaces	\$ 1,325	
	Sub-total	\$18,875

--Additional cost to install asphalt speed bumps +\$450 each installed  
assume 5 speed bumps \$ 2,250

TOTAL est. \$21,125

**--Boardwalk decking replacement:**

Two budget quotes were obtained to replace the existing wood decking on the boardwalk:

**--Ocean Services of Delaware:**

Note--does not include any electrical or plumbing work nor the removal of cleats, moving of boats, etc. Quote cited #1 dense prime deck boards, 3” stainless steel screws:

--OC building permit	\$ 1,705
--East side (6’7” x 935’)	\$45,337
--North side (6’7” x 77’) (part of IHH property??)	\$ 4,110
--East SE corner (6’7” x 112’)	\$ 5,880
--South side (6’ x 800’)	\$36,900
--access pier –between Dominica & Hawaii (4’ x 60’)	\$ 1,800

Total cost: \$95,732

**--Triangle Builders:**

Quote cited #2 pine boards, salt treated (0.4) with 3” stainless steel screws

--East side—2069 pieces (2” x 6’) running north south	\$41,185
--South side—1493 pieces (2” x 6’) running east west	\$25,640

Total cost: \$66,825

The board decided to pursue other deck coating products and to do a detailed inspection (Charlie) of the current boardwalk conditions before any real consideration is given to this project.

**--Carpet replacement—Maui**

Barbara solicited 2 bids for the project to completely replace the carpet on the Maui building. Owners will have the option of whether to replace their rear deck carpet but the scope of the bid was to include the entire building decks/walkways. Only 1 bid was received in time for review at this meeting; the second bidder has been notified we are still waiting. Given that the rotten wood repairs and paint project on Maui has to complete first, and with weather concerns for new carpet over the winter, the board also agreed to delay the Maui carpet installation until Spring of 2015.

**--OC Floor Gallery:**

With the caveat in the bid noting “with no seams at the top of the steps, drooping from the hallways, with no seams except for the areas of the large bump out decks”, it is understood there will be a lot of waste in the amount of carpet ordered. This contractor also indicated they would use a Genie lift for the rear deck work.

--total cost of all carpet replacement, 1500 yards of material	\$39,734.84
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Until the 2<sup>nd</sup> quote is received, no decision will be made for this project work.

**Miscellaneous topics:**

**--Charging electric cars---**

The board agreed this is not to be permitted; to be added to the Rules and Regulations

**--Use of grills on unit decks---**

City Ordinance prohibits this use. We will continue to stress this regulation by ongoing notations in the Newsletters

**--Other infractions:**

These include riding of bikes, scooters, skateboarding in halls and sidewalk areas—potential for injury. Also, storage of items on common hallways, front decks has been a concern this year. Barbara was instructed to follow the MD Condo Law and send out infraction notices to any owners when situations are identified.

**Landscape proposals:**

**--Phragmites:**

DM Taylor submitted a proposal to trim the phragmite and let lay along the edge of the marsh behind Hawaii and Kauai for a cost of \$580; the board accepted this proposal. A second option to trim those areas along with Maui for \$696 was rejected.

**--Tree trimming:**

DM Taylor submitted a proposal to limb lower branches of trees where necessary and remove dead branches from tree for a cost of \$464; the board accepted this proposal.

**South Pool:**

Premier Pools sent an unsolicited proposal to remove all coping tile and caulk from the south pool; repair bond beam where necessary. Install new tile with customer choice of standard tile selection to also include depth and “no diving” tile, precast stone/brick coping and caulk. Total cost of this proposal was \$13,900. The board decided to wait until Spring 2015 to consider and make a decision on this work.

With all topics covered, the call participants agreed to adjourn the meeting at 7:55 pm.

Respectfully submitted,  
Carol Ann Bianco, Secretary