

The Island at Hidden Harbour
Board of Directors Meeting

September 8, 2011 – 8:30 PM
Conference Call - Meeting Minutes

Attendees: Lou Engle, Marie Henderson, Mark Hannahs, Tom Murrill, Kitty O'Hara, Charlie Zellers and Carol Ann Bianco. Barbara Taylor also participated in this board meeting via conference call.

Lou called the conference call meeting to order at 8:30 pm.

--June meeting minutes: Several revisions were shared with all board members over the past weeks. The board approved the latest version of these minutes in this call.

--Repair bad wood identified on Maui and Lanai: The board discussed where the bids were not apples to apples comparisons. One contractor found an equipment room door and jamb that were in bad shape and included that in his proposal. The board requested Barbara verify the condition of this door and that the replacement door type he included meets OC/Fire Marshall code. With that caveat, Mark made a motion to accept Wm. Morton's proposal. Carol Ann seconded it and all approved the motion.

-- Exit/emergency light proposal: Only one bid complied with the bid specs sent out. After discussion, the board asked Barbara to verify several data points with Gilbert Electric. We also requested samples of the two styles of light units he proposed; she plans to have samples for the board to view on 9/24. We will make a final decision at that time.

--Kauai stair towers. One bid was discarded since the proposed work description does not comply with OC wind restriction code. The remaining two bids were examined against their compliance to the bid specs sent to them. We also worked to assure that we were comparing apples to apples in cost factors. Barbara was asked to follow-up on several items and report back. Lou said he would check on one item also.

With the follow-up questions pending on the lights and stair tower work, Lou suggested, if Barbara is able to obtain all answers by then, a possible conference call next week.

It was agreed to hold the pool repair bids for a future meeting at which time Barbara will have the vendors attend to review their proposals and answer our questions in person. Similarly, the pool fence options will be investigated and handled in a future meeting.

Finally, the board considered an owner request for an architectural exception regarding awnings. After discussion, the board felt we were not in a position to make a decision at this time.

At 9:35pm, Charlie made a motion to adjourn the meeting; Mark seconded it. All concurred.

Respectfully submitted,
Carol Ann Bianco, Secretary