

The Island at Hidden Harbour  
Board of Directors Meeting

September 11, 2013 – 7:30 PM  
Conference Call - Meeting Minutes

Attendees: Lou Engle, Marie Henderson, Wayne Keeler, Tom Murrill, Charlie Zellers and Carol Ann Bianco participated in this brief board meeting via conference call. Mark Hannahs did not participate on this conference call.

Lou called this special conference call meeting to order at 7:00 pm to address 2 issues.

--Unit A-401

Recently the board received an owner proposal for the future use of Unit A-401. After our discussion of the proposal and a brief review of The Island's Declaration documents, it was decided this proposal was not be in the best interest of the Association. Wayne made a motion to deny the proposal, which Marie seconded. All participants on the call agreed to reject the proposal. Carol Ann will inform the owner.

--Cleaning:

Recent emails indicated a lack of performance by OC Shore Clean re the contract specs. Primarily the hallways have been blown in recent weeks instead of being vacuumed as per the contract; the last occurrence took place on Sunday where the contract specifies work to be performed on Thursday/weekday. Evidence of cobwebs and dirty top/hand rails were also noted. This contract has a 30-day, with or without cause, cancellation clause. After some discussion, Marie made a motion to terminate the OC Shore Clean contract. Charlie seconded the motion and all participants on the call agreed. Lou will inform Barbara tomorrow to send a cancellation notice to OC Shore Clean.

It was then agreed Barbara should contact DM Taylor to explore the option for them to clean in the coming Fall/Winter months; this interim cleaning would include blowing the hallways and removing all cobwebs. At a future date, the board will review the specs for future cleaning bids. Lou advised Barbara is already checking for other service providers for us to consider in the future.

At 7:30 pm, Marie made a motion to adjourn the meeting; Charlie seconded it. All participants on this call agreed.

Respectfully submitted,  
Carol Ann Bianco, Secretary