

The Island at Hidden Harbour
Board of Directors Meeting

May 18, 2019 – 10 AM
Meeting Minutes

Board members Mark Hannahs, Tom Murrill, Caroline Pisano, Carol Ann Bianco along with John Jensen (Mana-Jit) attended this meeting in Unit 208; Alan Siegfried joined via conference call. Having a quorum, President Mark Hannahs called the meeting to order at 10:05 am.

Project status:

--Boardwalk replacement: While work started on the boardwalk replacement project, it stalled after approximately 30% of the work was completed. John's had extensive discussion with the company owner this past week to resolve the delay in the work and move this project to completion. After considering our options, the board required the contractor provide a written commitment, with an agreed upon start and completion date clearly spelled out. It was suggested John have a face-to-face, on-site meeting with this individual, if possible, this coming week.

--Repair of smaller circle windows on canal side of several buildings: All gable windows have been sealed. Siding on the rear circle window on Aruba is not done and will now be delayed until the Fall to not disturb owners during the season. Unauthorized siding purchased by the contractor, that will not be used now under the current project scope, should be returned for credit.

--Status of carpeting / wood repair on Hawaii: A few final punch out tasks on the parking lot side of Hawaii have not been completed. This is still an open issue / concern.

--Replace Exit signs on buildings: Per John, another 18 Exit signs were replaced.

--Roof replacement project—Aruba and Bermuda: Work began on schedule and completed in just over 2 weeks for both roofs. MAD Engineering reported the materials used and the installation work met the contract specs. These 2 projects are DONE.

--Paint prep / wood repair on Kauai: The carpenters are finishing their bayside work on the building now, which was found in worse condition than expected. All parking lot side wood has been repaired / replaced and painting there is done. Once the carpenters wrap up their bayside work the painters will restart their work. The Board then discussed how this wood repair project morphed into a replacement effort taking much more time and money than expected. Before a similar, future project starts, a sit down expectations meeting must be held to assure the carpenters, Mana-Jit and the board all agree on the method and scope of the work.

--Carpet prep / sealing / installation on Lanai: The parking lot side carpet has been installed. The carpenters should complete the canal side deck prep work today; then the carpet installers expect to complete the bayside owner decks this week.

--Power wash both pool houses: This work is complete.

--Add sand to volley ball court: 20 tons of sand was added to the volley ball court; done.

--Financial Report:

The April, 2019 financial report continues to show a negative amount (\$23,150) spent for this month and a negative year-to-date amount of (\$44,230) again due to the unexpected Building Repair budget overrun at the start of and continuing through the year thus far. Unofficially to date through May, we've now spent 137% of this year's Building Repair budget.

The Reserve Fund balance decreased to \$618,622 in April due to payments made on several planned major projects. At this time, we are still waiting to receive 2 Hawaii owner carpet payments.

Future Plans / Decisions:

--Status of repair to tennis court crack(s): Cracks seen last Fall were scheduled to be repaired the 1st week of April. However, when checking to see if that work did in fact complete, it was discovered those cracks in the tennis court opened up and are now much worse. It also appears there are new / more cracks than seen last Fall. John and Charlie recently met with a different contractor to explore our options and the related cost. This new contractor felt the situation would be fairly easy to resolve and these repairs might last for 7-10 years. However, no bids were available for consideration at the time of this meeting. This project will be pursued via email in the coming weeks.

--**Landscaping** --Tom shared that some of last year's planting did not survive the winter; he will engage Patric / DM Taylor to replace these under our warranty. Tom then described the new proposal expanding the plantings on the NW side of the North pool area. This proposal includes adding a new crape myrtle tree along with daylilies and boxwoods to fill in that NW corner. The board agreed to this but also recommended adding more grasses along the north wall of the pool to fill in that space too. Tom will pursue this request with Patric and remind him to use up the stored red stone currently in the parking lot during this effort. Replacement plants for the Islamorada deck planters also needs to be addressed preferably with something lasting year round

To-Do's for 2019:

--Last tasks for Memorial Day – John agreed to get any new flags needed; he'll also make sure the rest of the pool furniture is set out on the pool decks.

--The May Newsletter will be finalized after this meeting and sent to John for distribution.

--Oahu building---some pargeting is needed and then the foundation walls of Oahu need painting.

--Touch-up painting on the north pool foundation wall pending; a few new spots now also needs pargeting.

--Paint the south pool foundation wall

--North pool tot lot—upgrade the wood decking with a composite type of material

Items from the floor:--It was shared that Charlie is working on our lighting replacement process to assure the same color brightness and wattage bulbs are consistently being used. He is also researching ways to reduce the Island's electrical cost via using LED versus CFL bulbs although much of that effort will not take place until next year.

With all business addressed, this meeting adjourned at 11:50 am. The next board meeting is scheduled for **July 19, 2019** starting at 10am in Mark's Ocean City office.

Respectfully submitted,
Carol Ann Bianco, Treasurer / Secretary