

The Island at Hidden Harbour
Board of Directors Meeting

June 16, 2020 – 4 PM
Meeting Minutes

Board members Mark Hannahs, Alan Dietrich, Tom Murrill, Caroline Pisano, Charlie Zellers and Carol Ann Bianco along with John Jensen (Mana-Jit) participated in this board meeting via Zoom. John Booze joined for a time at the start of the meeting. President Mark Hannahs called the meeting to order at 4:00 pm.

Project status:

--Wood replacement on Lanai: With the wood repair project essentially complete, several board members met on-site last week with John Jensen and All States' project manager to review their work on the front of Lanai. At that time, we had received the material invoices which showed a much larger purchase of nails versus screws; a concern as screws were specified on the contract.

Charlie had taken photos while the work was in progress but by the time we were able to do our wood work review, the painters had pretty much completed their job so we quickly realized we were inspecting painting versus the wood installation. Note: the paint job looks very good.

After walking the entire front of the building and discussing our concerns with All States' PM, he offered us a 5 year warranty for nail pops. Further the warranty would cover if any paint issues surface since they initially used paint instead of primer on the raw wood. Finally, he agreed to replace, at his cost, the boards Charlie identified as cut short during the rail section installations.

After discussing several other aspects of this projects, Charlie and Al planned to meet this weekend to check the solidity of the new railing sections. Assuming they are solid, and with the promised warranty, we should be good on this project.

The board then discussed how to address the wood replacement effort on the water side of Lanai this Fall. With its challenging access issues, it was agreed the scope would be to replace all the wood railings, etc. during that effort. John will develop the bid scope and start to solicit several proposals. Note: Moore Painting will not be able to complete their Lanai painting contract for the rear of the building until after the wood replacement project completes this Fall.

--Maui: The board discussed and agreed to also undertake a wood replacement and painting project on Maui this Fall. John will obtain bids...this time for both the wood and paint projects.

--Cayman carpet: John shared the new carpeting is now installed on the Cayman building; we are under warranty. It's time to make the final carpet payment to the vendor and bill the owners for their reimbursement back to the association. Carol Ann will coordinate the payment efforts.

--Oahu Sidewalk: John shared the raised concrete pad at the Oahu building is to be removed on Friday. The new concrete section will likely be poured early next week, depending on weather.

--New Park Benches: John said the concrete guy will install the footers needed to set the new benches when he does the Oahu sidewalk repair. Maintenance Connection will assemble the 2 new park benches this week and put them in place when the footers are done.

Misc. repairs: The broken cupola on the entrance gatehouse is to be repaired by Chesapeake Roofing. At this time, they addressed some siding issues but the cupola is still pending.

Tot lot: Concern for the condition of the north tot lot was raised recently. John's inspection found the decking is not a structural issue but it's definitely in need of attention. He hopes to get Ed Moore's team on it soon to deal with both the deck and the rusted metal areas of the structure.

--Landscaping: Tom shared most of the replacement planting work is completed. But they are now finding more dead / dying shrubs including some diseased with scale. Several Nandina at Maui are dying...no reason known as to why. These new issues are being addressed as well as obtaining more red stone to enhance the planting beds. Mark then asked Tom to address the center parking lot strip closest to the south pool that just has messy low, ground cover there.

--Financial Report:

The May financial report continues our net positive trend in the Operating funds. May ended with a positive monthly net amount of \$18,113 and a positive year to date amount of \$52,624. The LED light conversion project continues to give us strong savings of 38-40% per month over last year's electric bills. The Reserve Fund balance stands at \$553,252 at the end of May.

The board then briefly reviewed the probable projects for this Fall as well as those to be addressed in 2021 so preliminary budget preparations can get started once we have the June financial report.

Future Plans / Decisions:

-Dock electric panels boxes: After discussing options to totally replace, or just address the rusted areas of the dock electric panel boxes, it was decided now is not the time to tackle this effort. We will re-visit this topic again later in the year.

Owner Topics:

--July 4th Fireworks: The Town of OC decided yesterday to postpone the July 4th Fireworks. It was suggested owners hold on to the parking passes for a future, to be determined, event date.

--Architectural violation status: John shared he has prepared violation notices to send to owners about issues that surfaced in our last meeting. In today's discussion, we realized the wording of our current guidelines needs to be tweaked to clarify the outside closet doors should not be replaced with 6-panel style doors. John will talk to the contractors he knows are doing these jobs.

--Islamorada decking: John said he still hasn't received any responses to his bid request on replacing the Islamorada deck yet. The board again discussed how important it will be to keep the Islamorada owners aware of and engaged in this effort.

To-Do's for 2020:

--Town Storm Drain clearance work: At this time, the Town of OC has not determined when / if the final phase of this work will be completed (funding issue).

--Insulation: Charlie suggested we have the batt insulation under several buildings re-secured to keep it from falling down under the building. John will pursue this as a Fall project.

--Atlantic Pools – seal the North pool backwash pit in the Fall.

Items from the floor: none

With all business addressed, this meeting adjourned at 5:35 pm. The next board meeting will be held on July 18th starting at 9 am. The meeting will again be held via Zoom.

Respectfully submitted,
Carol Ann Bianco, Treasurer / Secretary