

The Island at Hidden Harbour
Board of Directors Meeting

September 24, 2020 – 4 PM
Meeting Minutes

Board members Mark Hannahs, John Booze, 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. President Mark Hannahs called the meeting to order at 4:05 pm.

Project status:

--Lanai wood replacement (rear / water side): John obtained 3 contractor proposals for a labor only quote to completely replace the wood on the rear of Lanai. The board quickly agreed to drop one contractor due to past concerns with their performance. The board then discussed the proposals from the remaining 2, new to us, contractors. After discussion, the board asked John to go back to both of them for a) a list of at least 3 references of similar work, b) how much of the project would be done by sub-contractors versus in-house personnel and c) for their best and final price quote. John stated we will need a permit for this work as it is a full replacement; who will obtain the actual permit is another open concern. Obtaining pressure treated wood is also a concern due to a nationwide shortage. Finally, due to the physical positioning of the Lanai building, how we can observe / check their work is a concern for the board.

--Tropical Storm Isaias: John shared the August 4th Tropical Storm basic damages, including some siding and shingles blown off of several buildings along with several sections of pool fencing being knocked off the pool decks, is complete. Last week he met with an insurance adjuster about the other, significant damage items. These include the 3rd floor awnings on Lanai, Bermuda and Oahu. We are now waiting for repair and replacement estimates from those suppliers so we can compile a total cost estimate of damages and determine if we should proceed with an insurance claim.

--Clogged condensate line: The remediation work addressing the damage to a 1st floor Cayman unit from the clogged condensate line is done. John plans to meet with the adjuster as soon as possible so replacement work can be started to put the unit back together. An off-season item for the board is to determine what actions we should take to prevent future similar incidents.

Note: the above storm and water damage incidents drew insurance coverage topics back to the forefront. Owners need to be alerted to the MD Legislature decision, effective Oct. 1, 2020, to increase condo owners liability for damage originating from their unit to another owner unit from \$5000 to \$10,000, assuming the Association Master Policy deductible is \$10,000. While our Master Policy deductible remains at \$5000 now, Mark strongly recommends all owners increase the loss assessment coverage on their H06 condo insurance policy to the new MD limit (\$10,000).

--Insurance appraisals of buildings: Mark shared more banks are requiring recent appraisals of our buildings. Our last insurance appraisal review was completed in 2011 so we are due for an update. Mark obtained 2 options to develop new insurable values; one would cover just the standard elements while the second option will include flood valuations also. The board agreed to proceed with the option for both the standard and flood valuations to be done. Mark will get the necessary paperwork to start this effort. The board also suggested we do this every 5 years.

--Owner Meeting – October 3rd: The Owner Meeting documents have been sent to all Island owners. As noted earlier, we will hold this year's meeting in the Town of OC's GYM/ West entrance to allow adequate spacing for in-person participants; all participants must wear face coverings. John will determine how many owner proxies have been received and if necessary, send out a reminder notice on Monday.

--Pool Management contract-2021: Our current pool management company, Best Pool Care, provided the renewal contract for 2021. All contract elements remain the same with a minor price increase. The board agreed their service was very good this year and agreed to accept this renewal contract.

--South Pool: Having accepted an earlier recommendation to re-plaster the south pool, John obtained 2 proposals for the board to consider. After a brief discussion, the board requested John approach this the same as the construction proposals, i.e. to ask both bidders to provide references of similar work and to define their warranty provisions.

--Wood replacement on Lanai: John shared Moore Painting still needs to complete some fascia board replacements and final painting on the Lanai building. The board requested the final work on the front of Lanai be completed quickly.

--Landscaping: Tom shared his planned meeting with an interested owner who has professional landscape experience was postponed due to a schedule conflict. He hopes to meet with him soon.

--Financial Report:

The August financial report for the Operating funds remains positive. August ended with a positive monthly net amount of \$1,686 and a positive year-to-date amount of \$74,097. The Reserve Fund balance now stands at \$591,234 at the end of August. Projections on end of year values remains very fluid with the large Lanai project to be awarded as well as whether recent wind and water damage incidents will be covered by insurance or from association funds.

With all business addressed, this meeting adjourned at 5:15 pm. The next time the board meets will be at / after the Owner Meeting on October 3rd.

Respectfully submitted,
Carol Ann Bianco, Treasurer / Secretary