

The Island at Hidden Harbour
Board of Directors Meeting

August 15, 2025 – 9 AM
Meeting Minutes

Board members Mark Hannahs, Tom Murrill, Alan Dietrich, Rich Foard, Charlie Zellers, Carol Ann Bianco and John Jensen (Mana-Jit) participated in this board meeting via Zoom. Martha Behrend didn't attend. President Mark Hannahs called the meeting to order at 9:00 am.

Finance:

The July, 2025 finance reports have not been received yet so nothing new to report there.

Instead, the major focus of this meeting was to review / tweak, as warranted, the proposed 2026 budget that will be shared with the owners in our October 4th Annual Owner meeting.

The board reviewed the first budget draft which included some changes Carol Ann supplied and PKS suggested. The team then recommended several other budget areas to adjust due to planned projects for 2026. Carol Ann agreed to re-work the first draft with those updates and share it back to the board for final review.

John reminded the board a MD state law now has oversight on Associations Reserve budgets to assure they meet the required Reserve funding levels per the latest Study report. The deadline for full Reserve budget funding compliance is now 2 years out. If our Reserve account balances fall below the funding levels recommended, we would have to justify why that occurred.

The board then reviewed the draft agenda for the October Owner meeting and suggested a few timing changes on a few projects.

--Misc. owner billing issues:

EV charging station access is billed on an annual, mid-year renewal. John sent PKS an updated list of the owners to bill for 2025-2026 season. Several owns have opted out and will not renew; John is getting the lock box key back from them. A question was also raised if the current budget shows the correct number of owners who initially paid for this amenity. Carol Ann will verify.

Project Status:

---North Pool:

John shared the pool fill spout now appears to be culprit for the water leaking at the North pool as it is a freshwater leak. The new repair recommendation is to eliminate the fill spouts in the pool area and instead run the water through the pool pump room filtration water lines. The board agreed to this modification. John will engage our pool team and our plumber to get this installed. The North pool deck coating will need to be touched up after the fill spout is removed.

If this modification works as expected, it will be duplicated at the South pool at a future time rather than using float valves that were previously planned.

--South Pool: the rough skimmer areas still need to be addressed.

---Bulkhead:

John sent our bid spec package to 4 potential bidders on the bulkhead project. A pre-bid walk-around will occur at noon today with all 4 bidders attending; board members were invited to join. The pre-bid walk-through is to allow the bidders to become familiar with the site and scope of the project beyond the words in the bid spec package. John advised the bidders of the date due for their responses but noted an earlier bid response would be looked upon more favorably.

Until the bulkhead project is underway, dealing with sinkholes is an ongoing concern. A board member suggested to stake off a sinkhole area with caution tape rather than repeatedly filling in the hole only to have the backfill material leak out again through weak spots in the bulkhead.

--Painting – Cayman:

Moore Painting's effort on Cayman was paused briefly due to recent weather conditions. The painters are working on the remaining rear decks / areas now. A few other areas of the property, especially Kauai's rear railings, were mentioned as needing paint attention after Cayman's work is finished.

--Electrical issues:

Beacon Electric surveyed the parking lot pole lights to assure they are securely attached to the top rails. Their audit found 6 of those lights need tightening. Repairs to those fixtures will occur as conditions allow for a bucket truck to be on the parking lot. Cones blocking off a few parking space might help provide access.

--Landscaping:

Tom said the main focus on landscaping will occur after each phase of the bulkhead project work is completed. It was then reported several crape myrtle trees on the East side of the Island now need trimming; Brittingham will be alerted to add this to their Fall work efforts. John shared the signs reminding owners to stay out of the wetland area will be put in place shortly.

Proposed Work:

--Owner Rules and Regulations:

Before Mark had to leave this meeting for another commitment, he shared information on a rental violation situation he'd recently heard. The board agreed for John to send notice to that owner of their violation / fine.

In earlier board meetings, the amount of fines assessed to an owner who failed to adhere to the Island's Condo Rules and Regulations was discussed. In today's discussion, with consistency being our major guideline, it was recommended the less than 7 day rental fines be raised significantly as these failures are the major source of owner concerns.

--Insulation:

John is now waiting for Delmarva Insulation to inspect and prepare a bid to install new insulation under Islamorada.

--Owner carpet replacement projects:

While the board isn't planning a building carpet project now, one owner deck was cited as a concern. John will have the carpet guys check out that deck to determine best course of action.

Miscellaneous:

--Condensate lines: John believes Maintenance Connection cleared the end points of the building condensate lines using a shop vac to pull out any debris. No invoice has been received yet.

--Owner issues:

John updated the board on a recent water issue that occurred in an owner unit. He's offered an alternative repair plan to control the repair cost for this owner.

This meeting adjourned at 10:40 am. The next board meeting is scheduled for Sept. 19, 2025

Respectfully submitted,
Carol Ann Bianco, Treasurer / Secretary