

The Island at Hidden Harbour  
Board of Directors Meeting

September 19, 2025 – 9 AM  
Meeting Minutes

Board members Mark Hannahs, Tom Murrill, Rich Foard, Nelson Hannahs, Carol Ann Bianco and John Jensen (Mana-Jit) participated in this board meeting via Zoom. Alan Dietrich joined late; Charlie Zellers was not available for this meeting. Mark Hannahs called the meeting to order at 9am.

---Bulkhead:

Yesterday John sent the responses to our bid spec package to the board for review on the Bulkhead project. He noted a pre-bid walk-around occurred following last month's board meeting with several bidders and 2 board members present. John plans to work with our Engineer (GMB) to finalize the details of the contract so when the board is ready to award the contract to the selected bidder, it will be ready to execute. John also mentioned there is quite a bit of pre-contract and site preparation work before the actual bulkhead work can start.

The board then discussed the 2 bid responses we received which were very close in cost. With the upcoming Special Assessment Meeting, today the board's immediate focus was to decide the final scope of the project and thus the amount of the Special Assessment.

The board quickly decided not to include the upgrade option in the boardwalk replacement project scope to install a composite decking material; this would have increased the total project cost by another 35%. After discussing all the known and anticipated cost factors, the board determined the Special Assessment needs to be \$4,000 per unit. This amount will be spread / payable over 2 years with the 1<sup>st</sup> \$2,000 payment due in January, 2026 and the final \$2,000 due in January, 2027. John will resend the Special Assessment meeting notice to all owners today to include the owner's cost.

Many contract elements to consider, start timing, staging materials, owner boat slip prep were then discussed as we begin to organize for this major 3 phase / year project.

Until the bulkhead project is complete, dealing with sinkholes remains an ongoing concern. John shared our landscape team had a truck load of fill dirt on site; it has now been used to fill the known sinkholes. He expects another truck load will be ordered soon.

--Owner Meeting:

The board briefly reviewed the Owner Meeting agenda and vote counting procedure for the election of the next 7 Island Board of Directors. It was noted while the updated Owner Rules and Regulations document was included in the Owner Meeting package, it is not listed as an agenda item. The board agreed it should be mentioned during Section 9-g – General Discussion.

Finance:

The August, 2025 finance reports were just received. Due to only a few invoices being processed in this time period, it showed a higher than expected net year to date positive balance. Four owners have paid for EV access for this year.

## **Project Status:**

### **---North Pool:**

John shared the backflows are scheduled to be installed this week. Once complete, we will be able to fill the pool through the filtration system and can abandon the current fill spout design. The North pool deck coating will likely need to be touched up after the fill spout is removed.

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

### **--Painting – Cayman:**

Moore Painting's work on Cayman is now complete. 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's earlier survey showed 6 of the parking lot pole lights need tightening. They now advised a welder needs to address the issue; it is beyond their scope. John will reach out to contractors who can handle these repairs for a quote. The "good" news is the parking lot light fixtures, while expensive, are still available in case of a future need to replace any of them.

### **--Landscaping:**

Beyond the fill dirt loads being used to mitigate the recurring sinkholes, Tom said landscaping around the North Pool will need to be replenished due to the water leaks there. Tree trimming will be done at the appropriate time for the various trees that need attention. John shared the new signs reminding owners to stay out of the wetland area will be put in place shortly.

## **Proposed Work:**

### **--Insulation:**

John has a meeting with the contractor to inspect and prepare a bid to install new insulation under Islamorada. This was delayed waiting for a clear path under that building for access.

## **Miscellaneous:**

**--Condensate lines:** John will recheck with Maintenance Connection to determine if they cleared the end points of the building condensate lines earlier using a shop vac to pull out any debris. If not done this past season, it will be scheduled for next Summer.

### **--Owner issues:**

John and Mark updated the board on several recent water issues that occurred in owner units.

This meeting adjourned at 10:40 am. The next time the board will meet is the Owner Meeting scheduled for October 4, 2025

Respectfully submitted,  
Carol Ann Bianco, Treasurer / Secretary