

Minutes of the of the
Hidden Harbor Board of Directors
On March 9, 2017, in the onsite clubhouse

Call to Order:

Bill Allen called the meeting to order at 6:00 p.m.

Establishment of Quorum:

Board members present were Bill Allen-President, Mary Dillon-Vice President, Sam Bovalino-Treasurer/Secretary and Directors Butch VanGraafeiland, Frank Carotenuto and Richard Marquis. Ken Lewis was not able to attend. Kathy Watts represented Dragon Property Management.

Approval of Minutes from January 8, 2017:

Butch VanGraafeiland made a motion to approve the January 8, 2017 Organizational Meeting minutes. Frank Carotenuto seconded the motion and the motion passed by unanimous voice vote.

Old Business:

AC Drain Clean Out: The AC drains were cleaned out the week of February 7th.

Porch frames: Two bids were received for the porch frame replacement/repairs. Butch VanGraafeiland made a motion to contract with Rock Rooking Home Improvements for \$1590 with the expenditure coming from the Operating account. Mary Dillon seconded the motion and the motion passed by unanimous voice vote.

Condominium document revision update: The revision is at the attorney for the final set up and will be mailed to all owners as soon as it's received from the attorney. Management was given the authorization to proceed with the proxy/vote set up and we hope to have it ready for mailing by the next meeting.

New Business:

Dryer vents: Three bids were received for the dryer vent clean out. Sam Bovalino made a motion to contract with Dryer Vent Wizard for \$7500 with the expenditure coming from the Operating account. Frank Carotenuto seconded the motion and the motion passed by unanimous voice vote. Management will contact all owners and residents of the scheduled beginning date.

Landscaping: A landscaping consultant through Rockledge Gardens will be called to inspect the property and suggest changes to increase the health of the foliage and trees. They will also suggest the best way to solve the issue of the hill caused by the ficus tree uprooting during the hurricane. The issue must be addressed since the water run-off will flood at least one porch. Kathy was able to attain 3 referrals that will be called and the scheduled date will be reported to the Board.

Landscaping Contract: This has been tabled until the next meeting.

Pool furniture: Butch VanGraafeiland made a motion to purchase 4 additional pool chairs at a cost of \$135 each. Frank Carotenuto seconded the motion and the motion passed by unanimous voice vote. Kathy will order the furniture.

Porch/balcony inspections: Sam Bovalino made a motion to contract with Jim Emory of Keystone Engineering to inspect the porches and balconies to determine their structural soundness and to prioritize any necessary repairs. Mary Dillon seconded the motion and it passed by unanimous voice vote.

Committee Reports:

None at this time

Announcements:

-Movie Night" will be held on the last Thursday of the month. The featured movie will be posted on the bulletin boards by the pool and west side of the clubhouse.

-Richard Marquis tendered his resignation from the Board as of March 30, 2017 due to his unit being sold. The Board acknowledged Richard Marquis' long service to the association and presented Richard with a gift card. Richard will be sorely missed.

Next Board Meeting: The next scheduled Board meeting will be Thursday, April 6, 2017 at 6:00 p.m.

Adjournment:

With no further business to discuss, Butch VanGraafeiland made a motion to adjourn the meeting at 6:45p.m. Mary Dillon seconded the motion and it passed by unanimous voice vote.

Respectfully submitted,

Kathy Watts

Kathy Watts, CMCA, LCAM

Dragon Property Management

Board of Directors, Hidden Harbor Owners Association, Inc.