

Island House Northeast COA, Inc.
Board of Directors
Meeting Minutes
Friday June 2, 2017
1:30pm
Location: Via Conference call
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Scott Meece called the meeting to order at 1:30 pm. Scott Meece welcomed all unit owners on the line to speak, not only the Board Members, throughout the meeting.

Quorum was confirmed by the presence of all Board Members: Tyler Pugh, Kim Manwaring, Rich Eising, Darrell Baker and Scott Meece.

The Board approved the prior meeting minutes with minor changes provided to Mark Hargrove of Sea Breeze. Tyler motioned, Rich seconded, and the Board unanimously approved.

Old Business

- A. Rules and Regulations. The Board approved the modified rules drafted by Tyler Pugh, subject to the changes discussed and to be effected by Tyler Pugh. The Board requested Tyler make the changes, and forward to the Board and, if no further edits are offered, the Board requested that Mark to disseminate the rules to unit owners. Scott motioned, Tyler seconded, and the board unanimously approved.
- B. Mark Hargrove and Scott Meece provided an update on the concrete restoration project. Scott will send a follow up email to the contractor, Special Forces, to ensure sufficient personnel are staffing the project on site.
- C. The Board thanked Mark Hargrove for ensuring that the IHNE web page on the Sea Breeze site is now available and populated with meeting minutes.

New Business

- A. The Board discussed temporary parking restrictions to be used during the concrete work. Unit owners are requested to contact Keith Tuman (561-909-7746) if coming down during the concrete work.
- B. Mark presented a towing agreement with All Hooked Up Towing & Recovery (561-972-0383). The towing company is to be used for any unauthorized vehicles. Tyler motioned to approve the towing agreement, Rich seconded, and the board unanimously approved.
- C. The Board approved the request by the anticipated buyers of unit 305 for a short-term rental until closing and the sale of unit 305. Scott motioned to approve the lease and sale, Tyler amended to strike the language relating to dogs, Scott seconded the amended motion, and the board unanimously approved.

- D. The board approved the request by the anticipated buyers of unit 305 to allow the buyers to have two small dogs in the unit, subject to ensuring no nuisance and following all rules. Scott motioned, Kim seconded, and the board unanimously approved.
- E. The board discussed the process to be used to select the building paint color. Tyler noted that, at the last time the issue arose, the owners selected the color that Cliveden painted their building. Rich noted that Benjamin Moore is the best paint available. The thought is to share the Cliveden color with all unit owners, and see if we have general agreement on that color, given the previous unit owner alignment on the issue. Kim was selected as the board member to lead this project.
- F. Scott presented a project list and routine maintenance list for discussion with the board.
- G. Mark raised an issue with regard to unit 501, inquiring whether IHNE would need a deposit for potential damages relating to the extensive renovations. The board approved Sea Breeze requesting a 5% deposit to be retained in the event of damages to IHNE common property for all substantial renovations. The damage deposit will be returned in the event the renovations are completed and no damage occurs. Tyler motioned, Scott seconded, and the board unanimously approved.

Scott Meece asked for any other issues to be raised by board members or attendees. Hearing none, the meeting was adjourned at 2:55 pm.

Submitted by
Mark Hargrove
LCAM