



## SEABREEZE COMMUNITY ASSOCIATION MANAGEMENT, LLC

November 5, 2024

Re: Hideaway Bay Beach Club Condominium Association, Inc.-Second Notice of Annual Members' Meeting

Dear Owner:

The Hideaway Bay Beach Club Condominium Association, Inc. Annual Members' Meeting will take place on Friday, December 6, 2024, at 2:00 p.m. at 9400 Little Gasparilla Island (Second Floor Conference Room), Placida, Florida 33946 and by Zoom teleconference. Notice for instructions to attend the Annual Members' Meeting by Zoom will be available on the website and emailed to all owners prior to the meeting.

Enclosed please find the Second Notice of the Annual Members' Meeting, Meeting Agenda, Limited Proxy/Ballot, Ballot for the election of officers as well as their information sheets, 2025 Proposed Budget, and Resident Information Form.

There are two (2) board member positions expiring this year and we received three (3) Intent to be a Candidate forms; therefore, there will be an election.

### **Ballot: (Pink Paper with two white envelopes)**

Enclosed is a Ballot for the 2024 Election of Directors. The Ballot is used to cast your vote to elect new directors. Two (2) directors will be elected this year. Please do not vote for more than two (2) directors or your Ballot will be invalidated.

**Blank ballots will not be counted. Please place the marked Ballot in the Ballot envelope and seal it. DO NOT WRITE ON THE BALLOT ENVELOPE. Place the Ballot envelope in the Hideaway-Ballot Return Outer Envelope. Be sure to print your name, address, and unit number on the return envelope. The signature of the Voting Representative is also required. Envelopes not signed by the Voting Representative will not be counted. Mail the Ballot Return Outer Envelope so it reaches us by 5:00 p.m. by December 1, 2024.**

A quorum of the Association Members must be present in person, via Zoom teleconference, or by proxy at the meeting in order for business to be conducted. It is therefore **VERY IMPORTANT** that you return the enclosed Limited Proxy/Ballot (Blue Paper) as soon as possible. The Limited Proxy also includes questions that each member will need to vote on. Even though you may be attending the meeting, you are encouraged to mail in your proxy. This will help us in establishing a quorum and save time at sign-in as all proxies received must be logged in and counted. If you appoint a proxy holder and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting. Should your appointed proxy holder not be able to attend the meeting, he/she may designate a substitute proxy holder by signing the section at the bottom of the proxy. Return the completed Limited Proxy/Ballot to SeaBreeze Community Association Management, LLC. in the envelope marked "Limited Proxy/Ballot."

A copy of the 2023 Annual Members' Meeting Minutes will be available at the meeting.

Sincerely yours,

Natalie Farrish, CAM

**1811 Englewood Road, #215, Englewood, FL 34223**

**941-223-4091 (Phone) 941-866-3527 (Fax)**

[www.seabreezecam.com](http://www.seabreezecam.com)

[nfarrish@seabreezecam.com](mailto:nfarrish@seabreezecam.com)

**HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.  
SECOND NOTICE OF ANNUAL MEETING**

**TO ALL MEMBERS:**

**YOU ARE HEREBY NOTIFIED**, in accordance with the Bylaws of the Association and Florida's Condominium Act, that the Annual Meeting of Members will be held at the following date, time and place.

**DATE: December 6, 2024**

**TIME: 2:00 p.m.**

**PLACE: 9400 Little Gasparilla Island (Second Floor Conference Room), Placida, Florida  
33946**

**This meeting will be held in person and by Zoom teleconference. Information to join by teleconference will be emailed to all owners.**

Pursuant to Florida law, an election will be held to fill scheduled vacancies on the Association's Board of Directors (BOD); this year there will be two (2) vacancies, due to term expirations (those of Alex Fals and Scott Almand). The Directors who remain for one year of service are Natalie Coburn, Lillie Estrada, and Chris Woodall. Three (3) unit owners answered the call and nominated themselves for election. The candidates are William Armstrong, Maria de la Nuez, and Stacey Noor.

**INSTRUCTIONS FOR VOTING BY PROXY:**

- a. A proxy is for the purpose of appointing another person to vote for you as you specifically direct in the event you are unable to attend the meeting. It must be signed by the owners of the unit or the designated voter.
- b. The proxy should be submitted to the Association Secretary prior to the scheduled time of the meeting. It may be mailed or emailed to the Association or hand delivered, either by you or by your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
- c. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
- d. A proxy may be revoked in writing or superseded by a later proxy to another person, it may also be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as proxy decides that he or she will be unable to attend the meeting.
- e. A proxy form is enclosed with this notice, along with a self-addressed return envelope, for your use, if needed.

**Again, please be sure to e-mail and mail your proxy even if you plan to attend the Annual Meeting. Email your proxy to [nfarrish@seabreezecam.com](mailto:nfarrish@seabreezecam.com) and then mail it in the self-addressed, stamped envelope in your package.**

**CONSIDERATION OF MATTERS SET FORTH ON ATTACHED AGENDA.**

NOTE: An organizational meeting of the Board of Directors will be held immediately upon adjournment of the Annual Meeting for the purpose of electing officers and such other business as may lawfully be conducted. The Directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

**A majority of all Association Members** (a "quorum") must be present, in person, via Zoom Teleconference, or by proxy, at the meeting, in order for the business of the Association to be conducted. Therefore, it is **very important** that you either **attend the meeting in person or provide a limited proxy** in order to conduct business at this Annual Meeting.

We look forward to your attendance at the above-referenced meeting either in person, via Zoom teleconference, or by proxy.

Dated this 5th day of November, 2024

**HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.  
SECOND NOTICE OF ANNUAL MEETING**

**HIDEAWAY BAY BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**

Enclosures:

- Proxy (blue sheet) – Enclose in the envelope marked “Limited Proxy/Ballot.
- Ballot (pink sheet) – Enclose the ballot in the ballot envelope (included) and seal
- Outer Ballot envelope-**Place the Ballot envelope in the Hideaway-Ballot Return Outer Envelope. Be sure to print your name, address, and unit number on the return envelope. The signature of the Voting Representative is also required. Envelopes not signed by the Voting Representative will not be counted. Mail the Ballot Return Outer Envelope so it reaches us by 5:00 p.m. on December 1, 2024.**
- 2024 Candidate Information Sheet
- Annual Meeting and Organizational Meeting Agenda
- 2025 Operations Budget
- 2025 Reserves Budget
- Resident Information Sheet (for the directory)

# Hideaway Bay Beach Club Condominium Association, Inc.

## Annual Meeting of Members

Date: Friday, December 6, 2024  
Time: 2:00 p.m.  
Place: 9400 Little Gasparilla Island (Second Floor Conference Room), Placida, FL 33946

This meeting will also be available by Zoom teleconference. Information to join by Zoom teleconference will be emailed to all owners.

## Agenda

1. Calling Roll and certifying Proxies
2. Verify Quorum of Owner and Board Members
3. Proof of Notice of Meeting
4. Approval of Minutes from the 2023 Annual Meeting and any unapproved minutes
5. Election of Inspectors of the election
6. Reports of Officers and Committees
7. Unfinished Business
8. New Business
  - a. Vote of Rollover of Surplus Funds (if any)
  - b. Vote on Waiving of the Statutory Year End Financial Reporting Requirements
  - c. Vote on Approval of the Budget for 2025
  - d. Announcement of Directors
  - e. Other business
9. Question and Answer Period
10. Adjournment

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**NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the annual meeting for the purpose of electing officers, adopting the budget, setting amounts due and due dates and such other business as may lawfully be conducted. The directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.**

## Organizational Meeting Agenda

1. Call to order
2. Proof of notice of meeting
3. Determine presence of quorum
4. Approval of Minutes from the Organizational Meeting 2023
5. Adopt 2025 Budget
6. Election of officers
7. New Business
8. Old Business
9. Adjournment

# Hideaway Bay Beach Club, a Condominium

## Limited Proxy

The undersigned owner(s), or designated voter of Unit No. \_\_\_\_\_, in Hideaway Bay Beach Club Condominium Association, Inc., appoints: *(Please check one (1) of the following. If no marked preference is indicated, it shall be deemed an appointment of the President of the Association as your proxyholder)*

\_\_\_\_\_ Alex Fals, President of the Association on behalf of the Board of Directors; or

\_\_\_\_\_, (Write In The Name of Your Proxyholder)

as my proxyholder to attend the December 6, 2024, meeting, at 2:00 p.m. to be held at 9400 Little Gasparilla Island (Second Floor Conference Room), Placida, FL 33946 and by Zoom teleconference. The proxyholder named above has the authority to vote and act for me to the extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

**GENERAL POWERS.** *(You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required)*

I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

**LIMITED POWERS.** *(FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).*

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Do you approve of the rollover of excess funds from Fiscal Year 2024 to the Budget for Fiscal Year 2025?

yes  no

2. Do you approve waiving of the statutory year end financial reporting requirement for **audit** and permit the Board to present the year-end financial statements in a compilation format for the fiscal year 1/1/24-12/31/24?

yes  no

3. Do you approve of the proposed Budget for Fiscal Year 2025?

yes  no

(OVER)

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Date \_\_\_\_\_

\_\_\_\_\_  
Signature(s) of Owners or Designated Voter

\_\_\_\_\_  
Printed Name(s) of Owners or Designated Voter

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**NOTE TO OWNER: DO NOT COMPLETE THIS SECTION. This section to be filled in by the person to whom you have given your proxy (i.e., your proxyholder), in the event that he/she cannot attend the meeting or otherwise wishes to substitute another person to vote your proxy.**

**Substitution of Proxyholder**

The undersigned, appointed as proxyholder above, designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Proxyholder

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**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

# Hideaway Bay Beach Club Condominium Association, Inc.

## BALLOT FOR ELECTING DIRECTORS

December 6, 2024, at 2:00 P.M.

We will be electing two (2) persons. The following (in alphabetical order) have submitted their names into nomination. Vote for no more than two (2) candidates. **If you vote for more than the required two (2) candidates, your ballot will be invalid.**

**William Armstrong**

**Maria de la Nuez**

**Stacey Noor**

Hello,

My name is Maria de la Nuez. My husband and I have owned at Hideaway for the past ten years. We vacationed on the island in the summer of 2014 and within 3 months we closed on our condo. Once we both retire, we plan on making Hideaway our primary residence.

I have and continue to be very active and involved in our community. I served on the board for over 6 years. I have served and still serve in numerous committees including the Financial, Grounds, Rental and Access committees. I have worked with other owners on projects throughout Hideaway.

The main reason I have served on the board and am looking forward to serving again is simply because I care about our community. I took my responsibility as a board member seriously. I attended every single meeting during my six plus year tenure. Serving on the board also gave me the opportunity to work with fellow board members as a team. I feel my past experience, community involvement and knowledge of Hideaway will be beneficial as a board member.

I believe it is important for Board members to work together for the betterment of the community. It is necessary to try to understand the importance of valuing others' opinions before making decisions which should be in whatever is in the best interest of the community and one that will have a positive impact on everyone.

Our wonderful community has suffered greatly in the past two year. I hope to have the opportunity to work with the board and would appreciate the opportunity to be a voice for the owners. Thank you for taking the time to read this and I would appreciate your support in the upcoming election.



#### Stacey Noor E4-“Our greatest asset is our 102 owners”

We have a talented community of engineers, builders, developers, lawyers and many more experts. Our talent hasn't been utilized enough. When we have a tough decision, a big decision the first place we should go is to our owners for their input. We should bring back surveys to our community and there should be more delegation to committees. There should be a list of personal concerns about your condo room by room on a clip board in your unit along with your citizen's award for our engineer and contractor to see. No more wondering if your voice has been heard. Let's compile a list vetted by our owners of their trusted contractors so when the outside of our units is done, so we can move forward quickly. During peak hurricane season I'd recommend a home watch volunteer owner assigned to each building. I'd like to see an organized volunteer wish list of things to get done or possible work parties to have. I'd like us all to fine tune the post hurricane plan so our condos are buttoned up ASAP, access to the island is ASAP, security is a must, and rodent control is right away. No more water intrusion, rats, racoons, woodpeckers, people partying in vacant condos at HBBC. When J1 was open to the wilderness during Helene and Milton, we all paid the price. We need to secure our buildings right away.

We all agree cost is a huge concern. I'd like to serve the community by offering to set up some fundraisers. Fundraise into the reserve fund to bridge the gap now or later. Maybe even start a non-profit for HBBC so we can stay ahead of our excess expenses. I'd like to grow our wisdom by networking with board members at other HOA's on barrier islands. I'd like to continue to foster the relationships our Board started with the other associations fighting Citizens for their award. We can glean some insights to save money in the long run or better yet form a coalition.

I have been instrumental in communicating with the Board about negligent construction practices. I am on the rebuild committee. I'd like there to be more transparency about the rebuild to our owners. Many wondered about what brand of windows were ordered. It is important for HBBC to know the rebuild committee hasn't met since we recommended the outside engineer firm to the Board. We have not been in the loop with the rebuild. It is my utmost concern that our buildings be built with strength and be built right. Thank you to all the other owners that have made every effort to have eyes on our contractors, so we are never swindled again with crappy workmanship. Truly our whole community is grateful to those that are in the trades and have moved onto the island to stand up for all of us. Plus, the Board has hired 2 engineer firms per our bylaws for expertise, oversight and help negotiating contracts.

As one of the 102 owners I bring a love for our secluded paradise. We bought E4 June '23 and visited 11X since. I will add a fresh perspective. I am a wife, mother, public speaker and own 4 small businesses with my husband, Troy, a financial planner. I have studied at 4 universities/colleges. As a marketing consultant to doctors, schools, authors and non-profits, I promoted their cause. I want to learn from our owners and share your wisdom with our Board. I want to represent our community with outreach to other communities like ours so we can make more informed professional decisions. I have 11 years of board experience (fundraising, pro se court, budgeting, hiring and firing) and 25 years combined with my husband. I spent 9 years on World Servants' board where we did short term mission trips doing building projects with struggling communities. I grew up in a household where my parents flipped homes. We renovated our 1920 foursquare with 36 windows and Hardie siding. Last year I worked with a salvage company deconstructing a 4.5-million-dollar home and helped sell its finishes before it went to the landfill. I'd like to step into these challenging times as a working board member for all of you.

### **2025 Budget Notes -**

1. Admin Expenses – The new management fee & payroll fees are included for Sea Breeze.
2. Insurance – 12% increase to windstorm and a 5% increase on all other policies.
3. Payroll – Includes current captain payroll that was adjusted in October with no additional payroll adjustments anticipated until end of 2025. Included is a new line called “Storm Prep - Overtime Payroll” and included \$3000. This is just a place holder as we continue to have overtime payroll for before and after storm prep. Hopefully not needed in 2025.
4. With the construction efforts and recent storm damage, “Property Repair and Maintenance” line has been increased to \$55,000 – just to help cover all the smaller repairs and replacement of small equipment.
5. Capital Reserves –
  - a. Replacement of the main land dock (including engineering) – Total is \$390,000 per this budget – final pricing is in the works. A 90-day project that is starting in November 2024 - showing \$150,000 carrying into 2025. If it happens quicker than expected, we may need to draw on the credit line for a short term bridge.
  - b. Year 2025 includes 2 new tanks at the sewer plant, new tractor, some new fencing at the parking lot...ect. and leaves and ending balance of \$72,829 with the account building year after year going forward from 2025.
6. The proposed operating budget doesn't include any interest expense on the \$3.5M bank credit line to be used for the rebuild. The 12-month period of interest only is included in the construction rebuild budget for 2025. After the 12-month period, if HBBC needs to convert the credit line into a permanent loan, the monthly debt service payments will need to be included in the 2026 operating budgeted and included in owner assessments.

Based on the attached budget, the quarter assessment per owner is increasing by \$420 to \$3,854, which is about a 12% increase. The increase is mainly in capital reserves, payroll and insurance expenses. Note the schedule at the bottom of page 2 – Insurance expense is 48% of the overall budget, while payroll expenses are 14.5% and capital reserves are 15%.

Thanks,  
Scott Almand

**Hideaway Bay Beach Club Condo Association, Inc**  
 1-1-25 to 12-31-2025 Proposed Budget

|                                            | 2025<br>January  | 2025<br>February | 2025<br>March    | 2025<br>April    | 2025<br>May      | 2025<br>June     | 2025<br>July     | 2025<br>August   | 2025<br>September | 2025<br>October  | 2025<br>November | 2025<br>December | 2025<br>Proposed<br>Budget | 2024<br>Approved<br>Budget | 2025/24<br>Variance |
|--------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|----------------------------|----------------------------|---------------------|
| <b>INCOME:</b>                             |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                            |                            |                     |
| Homeowner Maint Fee                        | 111,464          | 111,464          | 111,464          | 111,464          | 111,464          | 111,464          | 111,464          | 111,464          | 111,464           | 111,464          | 111,464          | 111,464          | 1,337,570                  | 1,201,396                  | 136,173             |
| Homeowner Reserve Fee                      | 58,750           |                  |                  | 58,750           |                  |                  | 58,750           |                  |                   | 58,750           |                  |                  | 235,000                    | 200,000                    | 35,000              |
| Interest Income Operating                  | 125              | 125              | 125              | 125              | 125              | 125              | 125              | 125              | 125               | 125              | 125              | 125              | 1,500                      | 1,500                      | -                   |
| Extra Ferry Runs                           | 83               | 83               | 83               | 83               | 83               | 83               | 83               | 83               | 83                | 83               | 83               | 83               | 1,000                      | 1,000                      | -                   |
| Other Income - Interest charges, late fees |                  |                  |                  |                  |                  |                  |                  |                  | 4,497             |                  |                  |                  |                            |                            |                     |
| Placida - Sewer Reimbursement              |                  |                  | 4,710            |                  |                  | 4,710            |                  |                  |                   |                  |                  | 4,529            | 18,445                     | 18,445                     | -                   |
| <b>Total Income</b>                        | <b>\$170,422</b> | <b>\$111,672</b> | <b>\$116,382</b> | <b>\$170,422</b> | <b>\$111,672</b> | <b>\$116,382</b> | <b>\$170,422</b> | <b>\$111,672</b> | <b>\$116,170</b>  | <b>\$170,422</b> | <b>\$111,672</b> | <b>\$116,201</b> | <b>\$1,593,515</b>         | <b>\$1,422,342</b>         | <b>\$171,173</b>    |
| <b>EXPENSES:</b>                           |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                            |                            |                     |
| <b>Admin Expenses</b>                      |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                            |                            |                     |
| Accounting                                 | -                | -                | -                | -                | -                | -                | 6,500            | -                | -                 | -                | -                | -                | 6,500                      | 6,500                      | -                   |
| Administration                             | 583              | 583              | 583              | 583              | 583              | 583              | 583              | 583              | 583               | 583              | 583              | 583              | 7,000                      | 5,000                      | (2,000)             |
| Legal                                      | 833              | 833              | 833              | 833              | 833              | 833              | 833              | 833              | 833               | 833              | 833              | 833              | 10,000                     | 5,000                      | (5,000)             |
| Reserve Study                              |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  | -                          | -                          | -                   |
| SIRS Study & Milestone Inspection          |                  |                  |                  |                  |                  |                  | 15,000           |                  |                   |                  |                  |                  | 15,000                     |                            | (15,000)            |
| Real Estate Appraisal                      |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  | -                          | -                          | -                   |
| Lic/Fees/Dues/Division Fees                | 125              | 125              | 125              | 125              | 125              | 125              | 125              | 125              | 125               | 125              | 125              | 125              | 1,500                      | 1,500                      | -                   |
| Management Fees                            | 3,500            | 3,500            | 3,500            | 3,500            | 3,500            | 3,500            | 3,500            | 3,500            | 3,500             | 3,500            | 3,500            | 3,500            | 42,000                     | 42,996                     | 996                 |
| Telephone/Internet                         | 833              | 833              | 833              | 833              | 833              | 833              | 833              | 833              | 833               | 833              | 833              | 833              | 10,000                     | 10,000                     | -                   |
| Wifi Expenses                              | 375              | 375              | 375              | 375              | 375              | 375              | 375              | 375              | 375               | 375              | 375              | 375              | 4,500                      | 3,000                      | (1,500)             |
| Dues / Drug Testing                        | 83               | 83               | 83               | 83               | 83               | 83               | 83               | 83               | 83                | 83               | 83               | 83               | 1,000                      | 420                        | (580)               |
| <b>Admin Expenses Total</b>                | <b>6,333</b>     | <b>6,333</b>     | <b>6,333</b>     | <b>6,333</b>     | <b>6,333</b>     | <b>6,333</b>     | <b>27,833</b>    | <b>6,333</b>     | <b>6,333</b>      | <b>6,333</b>     | <b>6,333</b>     | <b>6,333</b>     | <b>97,500</b>              | <b>84,916</b>              | <b>(12,584)</b>     |
| <b>Insurance Expense</b>                   |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                            |                            |                     |
| Liability - GL Auto Umbrella               | 1,757            | 1,757            | 1,757            | 1,845            | 1,845            | 1,845            | 1,845            | 1,845            | 1,845             | 1,845            | 1,845            | 1,845            | 21,875                     | 21,753                     | (122)               |
| Director E&O                               | 318              | 318              | 318              | 334              | 334              | 334              | 334              | 334              | 334               | 334              | 334              | 334              | 3,959                      | 2,411                      | (1,548)             |
| Watercraft Policy & Excess                 | 5,031            | 5,031            | 5,031            | 5,031            | 5,031            | 5,031            | 5,031            | 5,283            | 5,283             | 5,283            | 5,283            | 5,283            | 61,630                     | 53,731                     | (7,899)             |
| Crime                                      | 105              | 105              | 105              | 110              | 110              | 110              | 110              | 110              | 110               | 110              | 110              | 110              | 1,307                      | 1,086                      | (221)               |
| Flood - (11 Policies)                      | 8,027            | 8,027            | 8,027            | 8,027            | 8,027            | 8,027            | 8,428            | 8,428            | 8,428             | 8,428            | 8,428            | 8,428            | 98,732                     | 94,420                     | (4,312)             |
| Property - X Wind                          | 4,959            | 4,959            | 4,959            | 5,207            | 5,207            | 5,207            | 5,207            | 5,207            | 5,207             | 5,207            | 5,207            | 5,207            | 61,740                     | 48,521                     | (13,219)            |
| Work Comp                                  | 683              | 683              | 683              | 717              | 717              | 717              | 717              | 717              | 717               | 717              | 717              | 717              | 8,503                      | 3,541                      | (4,962)             |
| Pollution Liability                        | 484              | 484              | 484              | 484              | 484              | 484              | 484              | 508              | 508               | 508              | 508              | 508              | 5,929                      | 5,908                      | (21)                |
| Windstorm                                  | 36,841           | 36,841           | 36,841           | 41,262           | 41,262           | 41,262           | 41,262           | 41,262           | 41,262            | 41,262           | 41,262           | 41,262           | 481,880                    | 445,929                    | (35,951)            |
| Finance Fees                               | 900              | 900              | 900              | 990              | 990              | 990              | 990              | 990              | 990               | 990              | 990              | 990              | 11,610                     | 15,377                     | 3,767               |
| <b>Insurance Expense Total</b>             | <b>59,105</b>    | <b>59,105</b>    | <b>59,105</b>    | <b>64,007</b>    | <b>64,007</b>    | <b>64,007</b>    | <b>64,408</b>    | <b>64,684</b>    | <b>64,684</b>     | <b>64,684</b>    | <b>64,684</b>    | <b>64,684</b>    | <b>757,165</b>             | <b>692,677</b>             | <b>(64,488)</b>     |
| <b>Payroll Expense</b>                     |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                            |                            |                     |
| Caretaker                                  | 4,225            | 4,225            | 6,338            | 4,225            | 4,225            | 4,225            | 6,338            | 4,225            | 4,225             | 4,225            | 4,225            | 4,225            | 54,925                     | 41,600                     | (13,325)            |
| Boat Captains                              | 11,206           | 11,206           | 16,809           | 11,206           | 11,206           | 11,206           | 16,809           | 11,206           | 11,206            | 11,206           | 11,206           | 11,206           | 145,678                    | 128,400                    | (17,278)            |
| Storm Prep - Overtime Payroll              |                  |                  |                  |                  |                  |                  |                  |                  | 1,500             |                  |                  | 1,500            | 3,000                      | -                          | (3,000)             |
| Bonus                                      |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  | 2,000            | 2,000                      | 2,000                      | -                   |
| Payroll Processing / Payroll Taxes         | 1,929            | 1,929            | 2,893            | 1,929            | 1,929            | 1,929            | 2,893            | 1,929            | 1,929             | 1,929            | 1,929            | 2,179            | 25,325                     | 21,500                     | (3,825)             |
| <b>Payroll Expense Total</b>               | <b>17,360</b>    | <b>17,360</b>    | <b>26,040</b>    | <b>17,360</b>    | <b>17,360</b>    | <b>17,360</b>    | <b>26,040</b>    | <b>17,360</b>    | <b>18,860</b>     | <b>17,360</b>    | <b>18,860</b>    | <b>19,610</b>    | <b>230,928</b>             | <b>193,500</b>             | <b>(37,428)</b>     |
| <b>Contract Expense</b>                    |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                            |                            |                     |
| Pest Control, Rodent & Termite             | 995              |                  |                  | 995              |                  |                  | 995              |                  |                   |                  |                  | 1,000            | 4,980                      | 18,380                     | 13,400              |
| Trash Removal                              | 850              | 850              | 850              | 850              | 850              | 850              | 850              | 850              | 850               | 850              | 850              | 850              | 10,200                     | 18,000                     | 7,800               |
| Lake Maintenance                           | 147              | 147              | 147              | 147              | 147              | 147              | 147              | 147              | 147               | 147              | 147              | 147              | 1,764                      | 1,764                      | -                   |
| <b>Contract Expense Total</b>              | <b>1,992</b>     | <b>997</b>       | <b>997</b>       | <b>1,992</b>     | <b>997</b>       | <b>997</b>       | <b>1,992</b>     | <b>997</b>       | <b>997</b>        | <b>1,992</b>     | <b>997</b>       | <b>1,997</b>     | <b>16,944</b>              | <b>38,144</b>              | <b>21,200</b>       |
| <b>Ferry/Skiff/Dock Expense</b>            |                  |                  |                  |                  |                  |                  |                  |                  |                   |                  |                  |                  |                            |                            |                     |
| Ferry/Skiff Motor Maintenance              | 417              | 417              | 417              | 417              | 417              | 417              | 417              | 417              | 417               | 417              | 417              | 417              | 5,000                      | 3,000                      | (2,000)             |
| Ferry/Skiff Maintenance                    | 708              | 708              | 708              | 708              | 708              | 708              | 708              | 708              | 708               | 708              | 708              | 708              | 8,500                      | 6,501                      | (1,999)             |
| Ferry Hurricane Storage                    |                  |                  | 1,200            |                  |                  |                  |                  |                  | 1,500             |                  |                  |                  | 2,700                      | -                          | (2,700)             |
| Dock Maintenance                           | 167              | 167              | 167              | 167              | 167              | 167              | 167              | 167              | 167               | 167              | 167              | 167              | 2,000                      | 2,000                      | -                   |
| Ferry/Skiff Gas & Oil                      | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500            | 2,500             | 2,500            | 2,500            | 2,500            | 30,000                     | 26,040                     | (3,960)             |
| <b>Ferry/Skiff/Dock Expense Total</b>      | <b>3,792</b>     | <b>3,792</b>     | <b>4,992</b>     | <b>3,792</b>     | <b>3,792</b>     | <b>3,792</b>     | <b>3,792</b>     | <b>3,792</b>     | <b>5,292</b>      | <b>3,792</b>     | <b>3,792</b>     | <b>3,792</b>     | <b>48,200</b>              | <b>37,541</b>              | <b>(10,659)</b>     |

**Hideaway Bay Beach Club Condo Association, Inc**  
 1-1-25 to 12-31-2025 Proposed Budget

|                                          | 2025<br>January  | 2025<br>February | 2025<br>March    | 2025<br>April    | 2025<br>May      | 2025<br>June     | 2025<br>July      | 2025<br>August   | 2025<br>September | 2025<br>October  | 2025<br>November | 2025<br>December | 2025<br>Proposed<br>Budget | 2024<br>Approved<br>Budget | 2025/24<br>Variance |
|------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|-------------------|------------------|------------------|------------------|----------------------------|----------------------------|---------------------|
| <b>Fire System Expense</b>               |                  |                  |                  |                  |                  |                  |                   |                  |                   |                  |                  |                  |                            |                            |                     |
| Fire System Repair/Maint                 | 417              | 417              | 417              | 417              | 417              | 417              | 417               | 417              | 417               | 417              | 417              | 417              | 5,000                      | 5,000                      | -                   |
| Fire System Monitoring / Annual Insp.    | 1,000            | 3,200            | 5,940            | -                | -                | -                | -                 | -                | -                 | -                | -                | -                | 10,140                     | 10,140                     | -                   |
| <b>Fire System Expense Total</b>         | <b>1,417</b>     | <b>3,617</b>     | <b>6,357</b>     | <b>417</b>       | <b>417</b>       | <b>417</b>       | <b>417</b>        | <b>417</b>       | <b>417</b>        | <b>417</b>       | <b>417</b>       | <b>417</b>       | <b>15,140</b>              | <b>15,140</b>              | <b>-</b>            |
| <b>Landscaping Expense</b>               |                  |                  |                  |                  |                  |                  |                   |                  |                   |                  |                  |                  |                            |                            |                     |
| Grounds Other/Plantings/Mulch            | 500              | -                | -                | 500              | -                | -                | 500               | -                | -                 | 500              | -                | -                | 2,000                      | 1,200                      | (800)               |
| Tree/Mangrove Trimming                   | 6,500            | -                | -                | -                | -                | -                | 5,000             | -                | -                 | -                | -                | -                | 11,500                     | 5,100                      | (6,400)             |
| <b>Landscaping Expense Total</b>         | <b>7,000</b>     | <b>-</b>         | <b>-</b>         | <b>500</b>       | <b>-</b>         | <b>-</b>         | <b>-</b>          | <b>-</b>         | <b>-</b>          | <b>500</b>       | <b>-</b>         | <b>-</b>         | <b>8,000</b>               | <b>6,300</b>               | <b>(1,700)</b>      |
| <b>Pool Expense</b>                      |                  |                  |                  |                  |                  |                  |                   |                  |                   |                  |                  |                  |                            |                            |                     |
| Pool Equipment Repair & Maint            | 250              | 250              | 250              | 250              | 250              | 250              | 250               | 250              | 250               | 250              | 250              | 250              | 3,000                      | 2,250                      | (750)               |
| Pool Supplies                            | 333              | 333              | 333              | 333              | 333              | 333              | 333               | 333              | 333               | 333              | 333              | 333              | 4,000                      | 4,000                      | -                   |
| <b>Pool Expense Total</b>                | <b>583</b>       | <b>583</b>       | <b>583</b>       | <b>583</b>       | <b>583</b>       | <b>583</b>       | <b>583</b>        | <b>583</b>       | <b>583</b>        | <b>583</b>       | <b>583</b>       | <b>583</b>       | <b>7,000</b>               | <b>6,250</b>               | <b>(750)</b>        |
| <b>Property Maintenance</b>              |                  |                  |                  |                  |                  |                  |                   |                  |                   |                  |                  |                  |                            |                            |                     |
| Hurricane Ian Deductible                 | -                | -                | -                | -                | -                | -                | -                 | -                | -                 | -                | -                | -                | -                          | -                          | -                   |
| Hurricane Ian Non Decutible              | -                | -                | -                | -                | -                | -                | -                 | -                | -                 | -                | -                | -                | -                          | 3,000                      | 3,000               |
| Property Supplies                        | 1,250            | 1,250            | 1,250            | 1,250            | 1,250            | 1,250            | 1,250             | 1,250            | 1,250             | 1,250            | 1,250            | 1,250            | 15,000                     | 12,500                     | (2,500)             |
| <b>Property Repair &amp; Maintenance</b> | <b>4,583</b>     | <b>4,583</b>     | <b>4,583</b>     | <b>4,583</b>     | <b>4,583</b>     | <b>4,583</b>     | <b>4,583</b>      | <b>4,583</b>     | <b>4,583</b>      | <b>4,583</b>     | <b>4,583</b>     | <b>4,583</b>     | <b>55,000</b>              | <b>25,000</b>              | <b>(30,000)</b>     |
| Grounds Maintenance                      | 125              | 125              | 125              | 125              | 125              | 125              | 125               | 125              | 125               | 125              | 125              | 125              | 1,500                      | 1,236                      | (264)               |
| <b>Property Maintenance Total</b>        | <b>5,958</b>     | <b>5,958</b>     | <b>5,958</b>     | <b>5,958</b>     | <b>5,958</b>     | <b>5,958</b>     | <b>5,958</b>      | <b>5,958</b>     | <b>5,958</b>      | <b>5,958</b>     | <b>5,958</b>     | <b>5,958</b>     | <b>71,500</b>              | <b>41,736</b>              | <b>(29,764)</b>     |
| <b>Sewer Plant Expense</b>               |                  |                  |                  |                  |                  |                  |                   |                  |                   |                  |                  |                  |                            |                            |                     |
| Sewer Plant Operator                     | 3,159            | 3,159            | 3,159            | 3,159            | 3,159            | 3,159            | 2,759             | 2,897            | 2,897             | 2,897            | 2,897            | 2,897            | 36,198                     | 36,198                     | -                   |
| Sewer Plant Repair & Supplies            | 1,250            | 1,250            | 1,250            | 1,250            | 1,250            | 1,250            | 1,250             | 1,250            | 1,250             | 1,250            | 1,250            | 1,250            | 15,000                     | 15,000                     | -                   |
| Sludge Removal                           | 6,000            | -                | -                | 6,000            | -                | -                | 6,000             | -                | -                 | 6,000            | -                | -                | 24,000                     | 24,000                     | -                   |
| Engineering / DEP Reports                | 417              | 417              | 417              | 417              | 417              | 417              | 417               | 417              | 417               | 417              | 417              | 417              | 5,000                      | 5,000                      | -                   |
| <b>Sewer Plant Expense Total</b>         | <b>10,826</b>    | <b>4,826</b>     | <b>4,826</b>     | <b>10,826</b>    | <b>4,826</b>     | <b>4,826</b>     | <b>10,426</b>     | <b>4,564</b>     | <b>4,564</b>      | <b>10,564</b>    | <b>4,564</b>     | <b>4,564</b>     | <b>80,198</b>              | <b>80,198</b>              | <b>-</b>            |
| <b>Utility Expense</b>                   |                  |                  |                  |                  |                  |                  |                   |                  |                   |                  |                  |                  |                            |                            |                     |
| Electric                                 | 1,417            | 1,417            | 1,417            | 1,417            | 1,417            | 1,417            | 1,417             | 1,417            | 1,417             | 1,417            | 1,417            | 1,417            | 17,000                     | 17,000                     | -                   |
| Water                                    | 745              | 745              | 745              | 745              | 745              | 745              | 745               | 745              | 745               | 745              | 745              | 745              | 8,940                      | 8,940                      | -                   |
| <b>Utility Expense Total</b>             | <b>2,162</b>     | <b>2,162</b>     | <b>2,162</b>     | <b>2,162</b>     | <b>2,162</b>     | <b>2,162</b>     | <b>2,162</b>      | <b>2,162</b>     | <b>2,162</b>      | <b>2,162</b>     | <b>2,162</b>     | <b>2,162</b>     | <b>25,940</b>              | <b>25,940</b>              | <b>-</b>            |
| <b>Reserve Expense</b>                   |                  |                  |                  |                  |                  |                  |                   |                  |                   |                  |                  |                  |                            |                            |                     |
| Reserves Allocation                      | 58,750           | -                | -                | 58,750           | -                | -                | 58,750            | -                | -                 | 58,750           | -                | -                | 235,000                    | 200,000                    | (35,000)            |
| <b>Reserve Expense Total</b>             | <b>58,750</b>    | <b>-</b>         | <b>-</b>         | <b>58,750</b>    | <b>-</b>         | <b>-</b>         | <b>58,750</b>     | <b>-</b>         | <b>-</b>          | <b>58,750</b>    | <b>-</b>         | <b>-</b>         | <b>235,000</b>             | <b>200,000</b>             | <b>(35,000)</b>     |
| <b>Grand Total Expenses</b>              | <b>\$175,278</b> | <b>\$104,733</b> | <b>\$117,352</b> | <b>\$172,680</b> | <b>\$106,435</b> | <b>\$106,435</b> | <b>\$202,361</b>  | <b>\$106,850</b> | <b>\$109,850</b>  | <b>\$173,095</b> | <b>\$108,350</b> | <b>\$110,100</b> | <b>\$1,593,515</b>         | <b>\$1,422,342</b>         | <b>(\$171,173)</b>  |
| <b>NET INCOME</b>                        | <b>(\$4,855)</b> | <b>\$6,940</b>   | <b>(\$970)</b>   | <b>(\$2,257)</b> | <b>\$5,238</b>   | <b>\$9,948</b>   | <b>(\$31,938)</b> | <b>\$4,823</b>   | <b>\$6,320</b>    | <b>(\$2,672)</b> | <b>\$3,323</b>   | <b>\$6,102</b>   | <b>\$0</b>                 | <b>\$0</b>                 | <b>\$0</b>          |

|                                             |                 |                |                 |              |
|---------------------------------------------|-----------------|----------------|-----------------|--------------|
| Annual Maintenance Assessment Per Unit:     | 13,113          | 11,778         | 1,335           |              |
| Annual Reserve Assessment Per Unit:         | 2,304           | 1,961          | 343             |              |
| Total Annual Assessment Per Unit:           | 15,417          | 13,739         | 1,678           |              |
| <b>Total Quarterly Assessment Per Unit:</b> | <b>\$3,854</b>  | <b>\$3,435</b> | <b>\$420</b>    |              |
|                                             | 0               | 0              |                 |              |
|                                             | <b>2025</b>     | <b>% of</b>    | <b>2024</b>     |              |
|                                             | <b>Proposed</b> | <b>Total</b>   | <b>Approved</b> |              |
| <b>Quarterly Expense Breakout Per Unit:</b> | <b>Budget</b>   | <b>Budget</b>  | <b>Variance</b> |              |
| Administrative & Management Expense:        | 239             | 6.2%           | 208             | 31           |
| Insurance Expense:                          | 1,856           | 48.1%          | 1,698           | 158          |
| Caretaker Payroll:                          | 157             | 4.1%           | 120             | 37           |
| Boat Captain Payroll:                       | 402             | 10.4%          | 354             | 48           |
| Ferry & Skiff Expenses:                     | 118             | 3.1%           | 92              | 26           |
| Capital Reserves:                           | 576             | 14.9%          | 490             | 86           |
| All Other Maintenance expenses:             | 507             | 13.1%          | 472             | 34           |
| <b>Total Quarterly Assessment Per Unit:</b> | <b>\$3,854</b>  | <b>100.0%</b>  | <b>\$3,435</b>  | <b>\$420</b> |

# Hideaway Bay Beach Club Condo Association

## 2025 Captial Reserves Budget

Estimated 12/31/2024 Reserve Balance 110,245

### Year 2025 Budgeted Reserve Expenses:

|                                                  |                |
|--------------------------------------------------|----------------|
| Full replacement of mainland dock                | 150,000        |
| Parking Lot Chain Link Fence Replacement         | 26,699         |
| Skiff Trailer                                    | 5,000          |
| Owner Ferry Carts                                | 2,000          |
| Kioti front-end loader tractor replacement       | 15,669         |
| Wastewater treatment plant repairs               | 15,362         |
| Wastewater treatment plant repairs - 2 new tanks | 86,000         |
| <b>Total 2025 Budgeted Reserve Expenses:</b>     | <b>300,730</b> |

|                                |         |
|--------------------------------|---------|
| Reserve Interest               | 5,000   |
| 2025 Owner Captial Assessments | 235,000 |
| Placida Sewer Reimbursement    | 23,313  |

**2025 Year End Capital Reserve Balance** **72,829**

# Hideaway Bay Beach Club COA, Inc.

## A DEED RESTRICTED COMMUNITY

### Resident Information Form

Information contained herein will be used for emergencies or Association business by the Management Company and Board of Directors only and will not be released or sold to anyone.

**Owners Name** (as shown on deed) \_\_\_\_\_

**Property Address & Lot, if applicable** \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

(if different than property address)

**Home Phone** \_\_\_\_\_ **Work** \_\_\_\_\_ **Cell** \_\_\_\_\_

**Emergency Contact Name & Phone** \_\_\_\_\_

**E-Mail Address** (optional, for future Newsletter/Info) \_\_\_\_\_

**Do you rent or lease your residence?** Yes \_\_\_\_ No \_\_\_\_

If you are renting your residence, please ensure that you have made your tenants aware that there are rules and regulations that govern the Association. Please provide your tenants with a copy of the Association's User Restrictions contained in your Association Documents.

If you are renting your residence, provide the name and phone number of one or two adult residents on the lease, for property emergency situations.

1. \_\_\_\_\_

2. \_\_\_\_\_

### Vehicle Information

| <b>Year</b> | <b>Make, Model, Color</b> | <b>License # &amp; State</b> |
|-------------|---------------------------|------------------------------|
|-------------|---------------------------|------------------------------|

|       |       |       |
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| _____ | _____ | _____ |
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| _____ | _____ | _____ |
|-------|-------|-------|

**Please Note:** If you change your address, it is **YOUR** responsibility to notify management in **WRITING**.

Return this completed form as soon as possible to:

SeaBreeze CAM, LLC.

1811 Englewood Rd., #215, Englewood, FL 34223

Telephone: 941.223.4091 Fax: 941.866.3527

Email: nfarrish@seabreezecam.com