Hi-Tide Condominium Association Board of Directors Meeting
May 27, 2026 • 10:00 am ● Zoom

ATTENDEES:

☒ David Passey	☒ Al Rubeck
☒ Rita Schilling	☐ Jerry Furey (excused)
☒ Craig Ottavelli	☐ (staff)

ACTION ITEMS:

- David Passey will corroborate his insurance certificate confirmation list and OrgSupport's list to make sure both are accurate, and then coordinate reminder notices to those owners that have not yet submitted.

MINUTES:

1. Call to Order – **President Ottavelli called the meeting to order at 10:10am.**

2. Owner Comments and Questions – No public comment.

3. Consent Agenda – **It was moved, seconded, and passed unanimously to approve the consent agenda as presented.**
   a. Financials

4. Building and Grounds Maintenance Manager Report (Tim Carr)
   a. Mr. Carr reported an IT specialist is visiting again to review the wireless system, which falls under the already approved budget. New modems were just installed and seem to have improved performance and connectivity.
   b. The shutoff valve upgrade project continues, and is perhaps half completed.
   c. 'A' building roof maintenance is scheduled for June 1-15.
   d. Grounds are looking nice, though summer help is not on board yet for the season. Consensus of the board of directors is hiring Tim's son for the summer is a good idea.

5. Treasurer's Report (Financial reports will be sent.) –
   a. An internal audit was done and work is happening efficiently with OrgSupport.
   b. The lease relationship is caught up and unpaid 2025 invoices have been collected.
   c. Second quarter reserves will cover the roof work.
   d. Owners should anticipate a need for the association to contribute more to reserves in the future. Cash flow projection are solid, but reserves are dwindling.

6. Old Business
   a. Insurance Certificate List – The board reviewed the list of owners that have not yet submitted their proof of insurance. *David Passey will corroborate his insurance certificate confirmation list and OrgSupport's list to make sure both are accurate, and then coordinate reminder notices to those owners that have not yet submitted.*
   b. Wi-Fi Update – IT Solutions is making a second visit June 2 to further explore wifi options (a series of access points up the hallways). He will further explore looking at Starlink as a possible ISP instead of Coast. The first bid covered all three buildings with a new mesh setup.
   c. Updates from the Lawyer – The board has received a draft rental policy back from the attorney. Directors are reviewing the document and will share the draft on the website promptly. This is a DRAFT document and there will be much more discussion and review before any next steps.

7. New Business
    a. June Annual Meeting Planning
        i. Two directors are up for re-election (Rita and Al), only one of which plans to remain a director (Rita). Al plans to remain chair of the Building and Grounds committee, and actively involved with the board.
        ii. Two additional directors have indicated that while their terms are not up, they would like to step down due to long years of service.
        iii. New volunteers are needed and will be well supported.
        iv. **The board decided, by consensus, the annual meeting shall be held July 8 at 6pm.**
    b. WUCIOA (Washington Uniform Common Interest Ownership Act) Planning
    c. Board Work Session – the HTCA will hold a work session on June 10, covering WUCIOA, WiFi, and Rental Policy.

8. Items from the Floor
    a. WUCIOA (Washington Uniform Common Interest Ownership Act)

9. Notifications of Impending Desires to Buy, Sell, or Trade Units – Unit 32 and Unit 1 are willing to consider offers.

10. Adjournment – **With no further business, President Ottavelli adjourned the meeting at 11:15am.**