

HILLSBORO COVE

ANNUAL MEETING, MARCH 18, 2015

Minutes

President Lou Buscemi opened the meeting at 7:00pm in the Association Clubhouse. He introduced Attorney Mary Ann Chandler, partner with KatzmanGarfinkel, as the Chairperson of the meeting. Ms. Chandler introduced the Inspectors of election: Joe DiCarlo, Helene Wechterman, and Hal Allen after which the opening of the election ballots began at 7:07pm.

DiCarlo confirmed that a quorum (160) was met and that notices of the meeting were posted at least 48 hours in advance.

Call to order with roll call of Directors: Lou Buscemi, Mary Ellen Palenchar, Glen Baker, Nick Marchione, John Evans, and Nancy McCue, acting secretary. The position of secretary remained unfilled.

Reading of minutes was waived; Palenchar moved, Evans seconded, motion passed 6-0.

Robert Lorang, property manager gave the manager's report. He reported of plumbing problems at Center Harbor; carport cleaning; seal coating the driveways; all condo doors being repainted; plan for pool restoration. He was advised of slippery conditions on the pool deck.

Glen Baker gave the Treasurer's Report advising of meeting the with HCC auditor and anticipating a final report with an approximate surplus of \$31,000. Ms. Chandler responded to questions regarding the surplus.

Nick Marchione, Dockmaster, reported that 50 pilings had been replaced at a cost of \$41,000 and other repairs planned to replace rotted pilings. Painting of the docks will begin within a few months.

Committee Reports:

John Evans reported that the Social Committee funds began with a balance of \$1,116.75 in checking and \$231 in cash last year with a current balance of \$3,439.24 in checking and \$109.88 in cash. He reported the yard sale added \$2,076 to the balance. He discussed an upcoming Dock Party event.

Nancy McCue reported that there will be an upcoming vote on the parking provision of the revised Declaration of Condominium which includes provisions for some pick-up truck parking. Discussion ensued with responses from Ms. Chandler. McCue also advised the complete revised Declaration will be prepared for a vote in the near future.

Robert Wagner advised that the newly formed Insurance Committee has held three meetings as they investigate the expenses associated with the HCC policy which cost \$403,000 this year.

Judy Martin reported that the Neighbors 4 Neighbors committee had floor captains distribute resource materials to every unit along with emergency information magnets. The magnets alert first responders to medical or other conditions of the occupants.

New Business: Ira Wechterman advised of the formation of a new committee he hopes to organize called Friends of Deerfield Island, the island located across the river from HCC. He announced two excursions to the island on March 24th for interested residents as well as a sign-up sheet for those who may be interested in forming the committee.

Election results were announced by Joe DiCarlo: Nick Marchione, 185; Lou Buscemi, 159; John Evans, 151; and Frank Kramer, 131; elected to two year terms on the new Board of Directors.

Motion to adjourn called by Mary Ellen Palenchar, seconded by John Evans, motion passed 6-0.

Nancy McCue,
Acting Secretary