



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

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ANNUAL MEETING/ELECTION OF BOARD MEMBERS FEBRUARY 17, 2010

President Lou Buscemi opened the Annual Meeting of the Hillsboro Cove Condominium Association at 7:00 pm in the Chamber of Commerce Hall, Deerfield Beach, February 17, 2010. He began by asking that everyone present sign in so that there would be a quorum for the meeting. He then asked for a motion to appoint Mary Ann Chandler, the Association attorney, to conduct the meeting. Bob Rae so moved; Mary Ellen Palenchar seconded, and the motion carried.

Ms. Chandler began by asking for volunteers to inspect the opening of ballots. Mario Daniele, Mike Corcoran, and Leo Miller were appointed as inspectors of the election. Ray Moore certified that there was a quorum to conduct the Annual Meeting, and Ms. Chandler called the meeting to order. The Secretary ascertained that all Board members were present: Lou Buscemi, Bob Rae, Sara Bridger, David Locke, Mary Ellen Palenchar, Iris Leipic and Bette Ann Weinstein. The Secretary also verified that the notice of the meeting was duly posted and mailed to all residents at least 14 days in advance.

Ms. Chandler then asked for a motion to dispense with the reading of the minutes of February 17, 2009 and to accept them as written. Iris Leipic so moved, Bette Ann Weinstein seconded and the motion carried. In answer to a question from the audience regarding knowing what is in the minutes if members do not attend meetings, President Buscemi reminded that minutes are displayed on the Association's website and are available in the Office.

Property Manager Bob Lorang reported that projects for 2010 include seal coating the driveways and repairing the pool. No other major projects are planned. He then discussed the heating problems in Eastport and the possible solutions for unit owners to rectify the problems. In answer to the possibility of putting a fence around the property, Mr. Lorang said that one is not planned because of the tight budget at this time. Another resident suggested negotiating with Comcast for better rates on internet service.

At 7:35, Treasurer Sara Bridger reported that the budget was in good shape so far with savings coming from insurance and FPL. She reminded the residents that there would be no increase in the monthly maintenance fees this year. She also said that the overage from the carport reconstruction would be apportioned as soon as the last lien was settled.

David Locke reported on the progress of the concrete restoration in Eastport. He described the many problems involved with the screen frames and how each balcony has become a “custom” installation. He also said that there would be a meeting for residents of Eastport to describe progress in detail.

Vice-president Bob Rae reported that currently there are seven vacant boat slips with no waiting list. The Association has never had that many vacancies. He also stated that HCC has 340 pilings, most of them 40 years old, with 234 needing to be replaced. He hopes to replace 45 this year.

Bette Ann Weinstein reported on the status of the Rules and Regulations Committee and that work on updating the rules would be ongoing.

Shortly after 8:00 pm, Mary Ellen Palenchar reported on the Landscape Committee, Pat Davis on the Library Committee, and Nancy Marchione on the Social Activities Committee. Ginny Dunleavy described the Morning Coffee and welcomed all residents to attend.

Ms. Chandler noted that there was no Unfinished Business and asked if any member wished to propose New Business. Hearing of none, she asked if any member had questions. Mr. Frank Kramer questioned the integrity of the election, specifically implying that ballot envelopes had been opened in the Office.

Ms. Chandler then asked Joe DiCarlo, the Assistant Election Chair, about the election results. First, he explained the counting-of-ballots procedure to Mr. Kramer. He said that, on the morning of the election, the Election Committee verifies the unit owner’s signature on the sealed outer envelope which contains the sealed ballot envelope. At the meeting, the outer envelope is opened first. Next, the sealed ballot envelope is removed and set aside. When all the ballot envelopes have been removed, the ballot envelopes are opened and the ballots removed and placed in different piles randomly. Finally, the ballots are tallied. Mr. DiCarlo then gave the results: Sara Bridger, 187, Frank Kramer, 67, Iris Leipic, 160, and Mary Ellen Palenchar, 184. The three with the highest totals would join the Board: Sara Bridger, Iris Leipic, and Mary Ellen Palenchar. All three presently serve on the Board.

At 8:27, the Chair asked for a motion to adjourn. Bob Rae so moved, Sara Bridger seconded, and the motion carried.

Mary Ellen Palenchar