

# Hillsboro Cove Condominium Association

## MINUTES ANNUAL MEETING: February 18, 2014

President Lou Buscemi opened meeting in the Deerfield Beach Chamber of Commerce building at 7:05pm. He reported that there was no election of officers at the meeting because, except for the current Board Members who submitted the required Letter of Intent to run again, no other owner submitted the necessary Letter of Intent.

He stated that according to Florida Statutes 718.112: "Each board member whose term has expired is eligible for reappointment to the Board of administration and need not stand for reelection." Thus the current Board will vote on the reappointment of the Directors whose terms are expiring.

President Buscemi nominated Robert Lorang as an impartial Chairperson to conduct the Annual Meeting.

Motion: Mary Ellen Palenchar Second: Nancy McCue: Vote: 5-0 Motion passed.

The Chair asked Ray Moore, Chair of the Elections Committee, to certify that a quorum was achieved to conduct the Annual Meeting. He replied a total of proxy votes and members at the meeting was 196 and constituted a quorum.

The assistant Secretary confirmed that the meeting had been posted at least 14 days in advance and that an affidavit to that effect will be filed with the Minutes of the meeting. The roll was called. Directors Lou Buscemi, Mary Ellen Palenchar, Sara Bridger, Dick Martin, and Nancy McCue were present. Directors Nick Marchione and Rose Sexton were absent.

The Chair requested a motion to dispense with reading and to accept the minutes of the February 19, 2013 Annual Meeting since they are posted on the website and copies are available at the office.

Motion to dispense/accept: Mary Ellen Palenchar Second: Dick Martin Vote: 5-0 Motion passed.

The Chair requested a motion to reappoint Sara Bridger, Mary Ellen Palenchar, and Rose Sexton, whose terms are expiring, to the Board of Directors.

Motion: Nancy McCue Second: Mary Ellen Palenchar Vote: 5-0 Motion passed.

The Chair requested reports from the Directors and Committee Chairs.

Mike Corcoran, delivered the report of the Dockmaster in the absence of Nick Marchione. He reported that two additional kayak racks have been added and that currently only three spaces are available. He reminded everyone that the security of the kayaks was the responsibility of the kayak owners. Corcoran also reported that the dock repairs were completed. Fifty pilings were replaced at a cost of \$800 each and finger piers repaired at a total cost of \$41,400. Funding was provided from the docking fees. He mentioned that the boat length has been restricted to 48 feet. Any boats already berthed that exceed 48 feet will be "grandfathered". Corcoran reminded boat owners that they must provide the office with their 2014 registrations. Corcoran advised of a boat tie up and rally at Lake Boca on March 16<sup>th</sup>, beginning at noon.

Treasurer Sara Bridger reported that owners to date have been paying their fees on time. She stated that there was \$222,000 in the operating/checking account; \$194,000 in the reserve account; and \$15,000 in the marine account. She advised that two units were substantially behind in their assessment, approximately \$12,000 each, although one was expected to be resolved although for a lesser amount than owed. One unit in arrears (325) that had been resolved accounted for a \$9,000 write-off as legislation favored the banks. The Treasurer advised that two buildings will be undergoing repairs for roof leaks at a cost of \$40,000. She also reported that the Clubhouse project was nearing completion and expenses nearing the \$80,000 budgeted for this year. She pointed out that the existing rattan furniture had been

refurbished and cushions recovered and commended the staff who had saved the members a lot expense through their work on the Clubhouse.

Mary Ellen Palenchar advised that the Landscape Committee was keeping up with the landscaping and commended Judy Martin for her diligence. She reported that they may purchase concrete edging for some planters.

Library Chairperson Pat Davis reported that the library would be relocated to the former Billiard Room and while under construction, advised any donations be made to Friends of the Library or Goodwill.

Mary Mendoza, Social Scenes Coordinator, reported that there had been 55 planned and special activities for the past year. She stated that upcoming events include the Yacht Club tie-up, Yard Sale, St. Patrick's Party, a Seahorse Race, and a grand Clubhouse re-opening gala on April 10<sup>th</sup>. She advised that the gala would be a formal event with music, dancing, and catered dinner.

The Chair delivered the Property Manager's Report, updating the status of the Clubhouse. He advised the office should be returned to its completed location by the following week.

Former HCC President and long-time board member Chuck Laser presented a commendation to the President and Chair, praising the work of the Board of Directors, Manager, and staff for their outstanding dedication and work.

Under New Business, board members Mary Ellen Palenchar and Nancy McCue made a presentation on the updating of the 45-year old HCC documents. They explained that the process was in its initial stages and that the Board was seeking legal advice before any further discussion would occur. They advised that the process would be long and tedious but would involve continuous dialogue with the members to insure a full understanding of the process and recommendations. They also answered questions.

At 8:19 pm, Chair Bob Lorang asked for a motion to adjourn.

Motion: Lou Buscemi Second: Mary Ellen Palenchar Vote: 5-0 Meeting adjourned.

Nancy McCue,  
Assistant Secretary