

Hillsboro Cove Condominium Association

Minutes of the Board of Directors' Meeting: April 24, 2014

President Lou Buscemi opened the meeting in the Clubhouse at 2:00 p.m. He asked for a moment of silence for Dick Martin who had been assistant treasurer.

After verifying that the meeting notice had been duly posted 48 hours in advance, the Secretary called the roll. All Directors were present: Lou Buscemi, Sara Bridger, John Evans, Nick Marchione, Nancy McCue, Mary Ellen Palenchar and Rose Sexton. The President then asked for a Motion to dispense with reading the minutes of the February 18, 2014 Annual meeting since they are posted on the website and copies are available at the office. Sara Bridger so moved; Nancy McCue seconded, and the motion passed.

Board Reports:

The President called on Treasurer Sara Bridger for her report on the annual audit. She said that everything is "sterling" and that we are in good shape financially and added that facts and figures are available at the office.

Committee Reports:

The President called on co-chairs MaryEllen Palenchar and Nancy McCue to report on the Documents Committee.

MaryEllen indicated that a vote soon would be requested to reduce the voting threshold on three documents, not including the Rules and Regulations, so that it will be consistent. The quorum of 50% + 1 either in person or by proxy to hold a meeting at which a change may be voted on remains the same as it exists now. However, the three parts of the condo documents now require three different thresholds (percentages) to make changes. The Document Update Committee is recommending changing the voting requirement to 2/3 of the quorum for all changes. If only 160 (50% plus 1) residents vote, 107 votes will be required (versus the 212 votes now required for the Declarations and 239 for the Articles). If all 318 residents vote, 212 votes would be needed. Therefore, the number of residents voting is very important. Nancy pointed out that, historically, approximately 100 people do not vote. An owner who does not vote cannot be counted as an affirmative vote and, therefore, prevents change. She urged participation and appealed for help in what will be a long process designed to update the documents that were written in 1968 and to make them easier to understand and more concise.

Mary Ellen Palenchar made a Motion that the Board approve the work of the committee thus far and agree to send the ballot out for a vote. Nancy McCue seconded, and the motion passed.

New Business:

The President explained that the recent Board vacancy required that a new director be appointed by the Board and asked for a Motion to ratify the appointment of John Evans to fill the vacant position on the Board of Directors and to serve as Assistant Treasurer. Mary Ellen Palenchar so moved; Sara Bridger seconded, and the Motion passed.

The President then called on Nancy McCue for a report on the new service/support animals policy. Nancy explained that due to new requirements by the ADA and the Fair Housing Act even no-pet facilities must now accept specially-trained service animals as well as untrained emotional support animals up to the size of a pony. She said that, working with our attorneys, a 14-page document has been drawn up. She explained what the paperwork entailed and read all 20 points made on the Agreement while answering questions about details.

Nancy McCue made a Motion to adopt the resolution for the new federally-mandated policy governing new owners who require service/support animals. Sara Bridger seconded and the Motion passed. It was suggested that the Policy be posted on our website emphasizing that this is a no-pet community, but not posting the Agreement since that will need to be adapted to individual applicants. The President clarified that the Policy will apply to current residents as well.

The President asked for a Motion to Adjourn at 2:30 p.m. Nancy McCue so moved. Mary Ellen seconded, the Motion passed and the meeting was adjourned.

Rose Sexton, Secretary