

## **Board of Directors' Meeting: April 7, 2015**

### **(REVISED MINUTES)**

Prior to calling the meeting to order, new President, John Evans, announced that there would be Board meetings on the first Tuesday of each month at 10:00 am or at 7:00 pm, alternating the time each month. He then thanked Lou Buscemi for his 10 years of service. He opened the meeting at 10:00 am in the HCC Clubhouse, verifying that it had been posted 48 hours in advance. All Directors were present: John Evans, Frank Kramer, Louis Buscemi, Nick Marchione and Glenn Baker. The President called for a motion to dispense with reading the minutes of March 24, 2015. Lou Buscemi made the motion and the vote carried unanimously.

Treasurer Nick Marchione brought receipt books and spread sheets documenting all expenditures totaling \$168,753 for the remodeling of the Clubhouse. Anyone interested was invited to review the books and pick up a copy of the spread sheets.

Document Committee co-chair, Mary Ellen Palenchar reported that the Committee is ready to send out the amendments regarding size of vehicles allowed to park on Association property and limiting renting of units during the first two years of ownership, unless the property is inherited. After describing the details of each, John moved to send out both amendments at once for a vote of the owners. The motion carried unanimously.

Ira Wechterman described the newly-formed "Friends of Deerfield Island Park" group. The group will soon be incorporated as a non-profit, tax-exempt support group for the island located across the river from HCC. All are welcome to participate.

Barry Lieberman reported on the "Arts in the Park" group that will be seeking donations and community involvement to procure art work for the soon-to-be renovated Sullivan Park.

Vice-President Frank Kramer moved to reinstate a "betterment" fund in the amount of 1% of the Association's budget. After much discussion, the motion passed 4 to 1, with Glenn Baker dissenting.

John Evans described an existing foreclosure and short sale of a unit in Eastport which owes the Association \$20,000. He explained that a short sale would benefit the Association more than a foreclosure would. Frank Kramer moved to allow the President and Manager to continue negotiations with the realtor for a short sale resolution. The motion carried unanimously.

Assistant Treasurer Glenn Baker moved to establish a plan of action should the Association's manager be unable to perform his job unexpectedly. The motion was defeated 4 to 1, with Glenn being the only affirmative vote.

Manager Bob Lorang gave a detailed report of all current and future projects, including roof replacement in West Harbor. Completing the women's restroom near the Office, seal-coating the driveways, resurfacing the wet deck around the pool, and possible pool upgrades. He noted that the recent water pipe repairs to the West and Center Harbor buildings might cost \$4500 to \$6000 for each.

John moved to ratify the expenditures in Bob's report. The motion carried 4 to 1, with Glenn Baker opposing. Glenn stated he was in favor of the water pipe expenditure however he did not agree with this motion as stated thereby voting no. This was added at his request to be part of the minutes.

Frank Kramer moved to adjourn the meeting; the motion carried.

Louis Buscemi, Secretary

