

HILLSBORO COVE CONDOMINIUM

SPECIAL MEMBERS'/BOARD OF DIRECTORS' MEETING

December 6, 2016 AT 7:00 PM - CLUBHOUSE

SPECIAL MEMBERS' MEETING

President John Evans called the meeting to order at 7:00 pm and confirmed that there was a quorum. Cindy Cataldi verified that 205 people voted and the necessary quorum was 160. When asked by the President, the Secretary, Lou Buscemi, reported that this meeting had been duly posted in advance. He called a roll and all Directors were present.

At this point, John asked if anyone wished to change their vote for the 2016 Budget. When no one responded, he asked Cindy Cataldi, for the results.

Partially Funded	190
Fully Funded	15
No Vote	8

ADJOURNMENT

At 7:10, the President then asked for a motion to adjourn. Frank so moved, seconded by Mike and the motion carried to adjourn.

BOARD OF DIRECTORS' MEETING

At 7:10, John called the Meeting to order. He asked the Secretary to call the roll. Directors present were Frank Kramer, Lou Buscemi, Donna Bowman, Glenn Baker, Mike Corcoran, John Evans, and Nick Marchione along with Manager Bob Lorang. The Secretary verified that the Meeting had been duly posted in advance.

The President then asked for a motion to dispense with the reading of the minutes of the last meeting, which were sent out to all unit owners, and to accept and approve them as written. Frank so moved. The motion was seconded by Mike and carried unanimously by the Board.

Secretary Lou Buscemi requested that a correction be made to the minutes of the last meeting. Frank Kramer rescinded his motion that the funds for first floor concrete restoration flooring in all buildings would come from the Concrete Restoration line item. This rescinded motion had been omitted from the minutes.

Motion was moved, seconded, and carried unanimously by the Board to correct this error in the minutes.

Treasurer's Report (Nick Marchione)

- Final payment checks have been written pending release for all balances due on pool and roof projects.

- New gym equipment payments have been written and are being held pending equipment delivery, paid from Betterment Fund.
- Two new park benches plus new card table and 6 chairs have been purchased from the Betterment Fund.
- Anticipated Reserve Balance at year end is \$300,000 including \$76,000 for the Dock Fund.
- Current Operating Balance is \$176,885 with expected December Bills of \$153,000.
- Anticipated Betterment Fund Balance at year end will be \$30,673.
- Our auditor was here last week and has started his review to be ready for our year-end financial closing and audit.

Social Committee

John Evans gave report in absence of Laura Evans. He gave the upcoming events for December.

Opticatel

Startup date of January 31 is expected.

Opticaltel says that they see no issues in meeting the contract deadline of Jan 31. All residents should be up and running at that point.

We will not be getting two DVRs. We will receive two HD Receivers one of which will include a DVR plus one non-HD Receiver if needed for a third TV.

Wireless: You must supply your own wireless router. Do not buy a DSL router which is for ATT only. Otherwise, the router must be "N" designation (which is pretty much all of them). Suggested brands suggested include Net Gear, Belkin, Apple Airport, and Linksys. A decent router can be bought for under \$50. The router designated higher than "N" is "AC" and is not needed. An "AC" router has capabilities beyond the bulk service. It would only be useful if you individually upgraded the service and wanted to run 5 or 6 streaming devices simultaneously. Opticaltel was asked if they could hook up the wireless routers (assuming owner has it at time of install). **Answer pending.**

Snowbird Seasonal Program: (Applies to upgraded services only). Opticaltel was asked for relief of the six consecutive month active service requirement before this Program can be implemented. Verbal agreement was received. We are awaiting written confirmation.

NEW BUSINESS

Vote to adopt 2017 Budget

President, John Evans, asked for a motion to adopt the 2017 Partially Funded Budget as approved by the owners and to approve Auditor's Annual Financial Budget Adjustments as outlined in Auditor's 2016 year-end transfer plan included with these Meeting minutes. The motion was made by Frank and seconded by Mike. The motion carried.

ADJOURNMENT

Before adjourning the meeting, President John Evans, commented that the Board had received negative comments. He asked if the residents attending the meeting could explain their concerns or what improvements they would like from the Board that could be corrected, other than the delay of the pool opening which the Board has no control of due to permits being approved.

- No negative comments were given by the residents attending the meeting.
- Compliments were given about the communication given to residents.
- Compliments were given about the appearance of Hillsboro Cove Condominiums.

At 7:45, the President then asked for a motion to adjourn. Frank so moved, seconded by Mike and the motion carried.

Donna Bowman,
Assistant Secretary

FYI

We will get two HD Receivers one of which will include a DVR, plus one non-HD Receiver if needed for a third TV.

Also, in response to some questions/discussion at the meeting, Mike discussed the following with Opticaltel:

Wireless: You must supply your own wireless router. Do not buy a DSL router which is for ATT only. Otherwise, the router must be "N" designation (which is pretty much all of them). Anything Best Buy sells is great. Suggested brands include Net Gear, Belkin, Apple Airport and Linksys. A decent router can be bought for under \$50. The router designated higher than "N" is "AC" and is not needed. An "AC" router has capabilities beyond the bulk service. It would only be useful if you individually upgraded the service and wanted to run 5 or 6 streaming devices simultaneously. Opticaltel was asked if they could hook up the wireless routers (assuming owner has it at time of installation). **Answer pending**

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