

# **HILLSBORO COVE CONDOMINIUM BOARD OF DIRECTORS' MEETING MINUTES February 7, 2017 – 10 AM**

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President John Evans opened the meeting at 10:00 am. After calling the meeting to order, the roll call of Directors was taken by Secretary Lou Buscemi. Present were: Mike Corcoran, Donna Bowman, John Evans, Lou Buscemi, Nick Marchione, Glenn Baker and Frank Kramer. Property Manager, Bob Lorang, was also present. The Secretary verified that the Meeting had been duly posted in advance.

Lou Buscemi noted a correction of the minutes of the last meeting:

*Frank Kramer made a motion to approve \$23,500 from the concrete restoration fund to repair and reseal the ground floor sidewalks. Mike seconded the motion and a lengthy discussion took place. A few Board members suggested that we wait until the concrete restoration is completed in 2018 before doing the ground floor sidewalks. The motion carried 4-3. Mike, John, and Glenn voted against the motion.*

**The above motion was seconded by Donna Bowman and not Mike Corcoran.**

The President asked for a motion to dispense with the reading of the minutes of the last meeting and to accept and approve them as written. Lou so moved. The motion was seconded by Frank and carried unanimously by the Board.

**DIRECTORS' REPORTS: None**

## **COMMITTEE REPORTS**

### **SOCIAL COMMITTEE (John Evans)**

- Social Fund: \$3,002.86 and \$254.00 in petty cash.
- Future Social Calendars will be posted on the bulletin board and not sent out monthly on Constant Contact.
- Card players for the game "Pay Me" are needed for Tuesday evenings at 7:00 PM.

### **LANDSCAPING (Judy Martin)**

Chairperson Judy Martin gave special thanks to her helpers: Bettina Bachman, Bob Barbuto, Barry Rassmussen, Jeannette Kramer, Nancy and Jerry Cutler, Lorraine Sherman, Barry Daw, and Shannon Cash.

Judy stated that our maintenance men are in the process of adding underground sprinklers to the pool area. She also reported about the new plants and palm trees added to the area.

The Board expressed their thanks to Judy and her volunteers for a job well done.

### **DOCUMENT REVISION (Frank Kramer)**

Frank stated that our Attorney has finished the changes. There are three amendments added to the documents and we plan to send them out for a vote the first of March. Frank said that we will have a workshop for further explanation after the Amendments are sent out. Amendments will also be on our Hillsboro Cove Web Site and also sent out on Constant Contact.

## **Amendments:**

1. Change in the Declaration involving trucks belonging to visitors. The current Declaration requires us to hold trucks to the same standards as owners' trucks. (Frank explained that we cannot physically do this as we have no way to enforce the provision against visitors.)
2. Needed update of the bylaws of the Association to eliminate conflicts with the Declaration and State laws. Frank explained that there are 13 pages. We will have hard copies in the office for owners who do not have internet access.
3. Remove a provision in the Articles of Incorporation which requires a majority vote of the owners in order for a new Board rule to be approved. An explanation of this will be fully covered in the Workshop meeting.

A brief discussion followed with residents and Board members regarding not holding visitors to the same standards as owners.

## **Rules Enforcement (Glenn Baker)**

- Glenn met with a group of smokers to discuss their suggestions on how to develop reasonable rules for smoking in our Community.
- Frank requested a Straw Vote from residents in attendance asking if they agreed we should not allow smoking in a common area. Results of the Straw Vote indicated that residents DO NOT want smoking in all common areas.
- Following this there was considerable discussion about what areas would be considered acceptable for smoking. A resident suggested putting a No Smoking sign on the entrance gate of the pool. This topic requires further discussion.

## **OLD BUSINESS**

### **First Floor Sidewalk Refinishing**

This topic was discussed at the last Board meeting. It was approved by a vote of 4-3 to appropriate \$23,500 and to complete this project in 2017. Lou requested a committee be put together to make a plan for this project. Frank said that we gave Bob the authorization to do the plan.

John asked that this approval be reconsidered in order to delay the project until the concrete restoration was completed in 2018-2019. Frank requested a Straw Vote from the residents asking if they would prefer this project done this year rather than wait a couple of years. Results of Straw Vote from the residents in attendance showed that the majority favored getting this project done this year as many residents expressed being upset with the appearance of their entrances.

Modernization for entrances was tabled.

## **NEW BUSINESS**

### **Storage Space Needed**

Property Manager expressed a concern that we have very limited space for storage. He gave examples of Christmas decorations, Social Club items, files, etc. which are currently stored in meter rooms. The Fire Marshall informed us that they could no longer be stored there. Bob said that we do have 4 large storage areas (10x6) which residents rent for \$25 per month. Lease of this storage is given on a month to month basis. Mike Corcoran made a motion that the Board cancels the leases on those storage areas giving the renters a 90 day notice to vacate the space. Frank seconded the motion and it carried unanimously.

### **Fire Department Code**

Fire Department said that we are in violation of code by having bicycles in the stairwell. Bicycles must be removed within 30 days or we could be subject to a daily fine. Lou made a motion to notify bike owners to remove their bikes from the stairwell with a 30-day notice. Frank seconded the motion and it carried.

### **Adjournment**

Motion to adjourn called by Lou and seconded by Donna, motion passed 6-0. Meeting was adjourned at 11:45.

Donna Bowman,

Assistant Secretary