

**HILLSBORO COVE**  
**BOARD OF DIRECTORS' MEETING**  
**January 10, 2017 – 10 AM**  
**Minutes**

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. Mike Corcoran, Donna Bowman, John Evans, Lou Buscemi, Nick Marchione, and Glen Baker. Frank Kramer was absent due to illness. Property Manager, Bob Lorang, was also present.

The Secretary verified that the Meeting had been duly posted in advance.

The President 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. Lou so moved. The motion was seconded by Donna and carried unanimously by the Board.

**DIRECTORS' REPORTS**

**PRESIDENTIAL REPORT** (John Evans)

- John stated that we have made many accomplishments for 2016: roofs at Center and West Harbor along with the pool. The pool will be open in two weeks.
- We still have issues which we are settling with Advanced with the air conditioners and are holding a payment of \$105,000 until the issues are completed.

**DOCK REPORT** (Nick Marchione)

- Steve Wexler from Eastport has been working on a part time basis to completely redo the Docks.
- All repair expenses for the dock are solely paid for by the boat owners. The owners pay \$1.75 per foot for docking their boats. No money comes from your maintenance fee.
- Nick stated that there is approximately \$70,000 in the Dock Fund.
- We presently have 9 kayak racks.

**TREASURER'S REPORT** (Glenn Baker)

- Assets: \$770,748
- Liabilities: \$401,000
- Reserve: \$118,439

**INSURANCE** (Michael Corcoran)

- We will be accepting Heritage Insurance again this year.
- There will be an increase this year: last year was \$172,000 and this year our policy will be \$210,000.
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**COMMITTEE REPORTS**

## **SOCIAL COMMITTEE** (Laura Evans)

- Social Fund: \$3,002.86
- Laura reviewed all the social events for the month.
- Activities are held Mon-Thurs in the evening at the Clubhouse and everyone is welcome to attend.
- Card Players for the game "Pay Me" are needed for Tuesday evening at 7:00 PM

## **OLD BUSINESS**

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

- Once again Glenn reviewed the policy for infractions.
- He asked if you observe a resident breaking the rules to please fill out a form in the office stating the date and time of the infraction.
- A Lengthy discussion took place regarding making Hillsboro Cove a completely No Smoking complex.

### **CABLE TV/INTERNETCOMMITTEE** (Mike Corcoran)

- Mike stated he will not have a firm date for hook up until he meets with Opticatel Reps on the 13<sup>th</sup> of January.
- The main problem is a hold up on permits.

## **ELECTIONS**(Ray Moore)

- Ray announced that no letters of intent were received to be a candidate to serve as a member of the Board.
- Present Board members will remain for the following year.

## **RENTAL of CLUBHOUSE**

- Discussion took place regarding to rent or NOT to rent the clubhouse to a resident for a private party when a social committee already has a function planned.
- It appeared that the consensus of the Board and the Residents attending the meeting were in favor not to rent the clubhouse if an activity has already been planned. However, no vote was taken on this subject.

## **Celebration of Life for Maryellen Palenchar**

- Hanne McBride announced that there would be a reception to honor Maryellen's life on Saturday, February 18 (in the afternoon). Exact time to be announced.
- Maryellen's family will be attending.
- Coffee and cake will be served and donations are requested: monetary or baked item.
- Extra money received will be donated to a charity of Maryellen's family choice.
- Hanne did state that the charity might be Friends of Deerfield Island.

## **Adjournment**

Motion to adjourn called by Lou and seconded by Donna, motion passed 6-0. Meeting was adjourned at 11:35.

Donna Bowman  
Assistant Secretary