

Hillsboro Cove Condominium Association

Special Members'/Board of Directors' Meeting: June 24, 2014

MINUTES

Members' Meeting:

President Lou Buscemi called the meeting to order at 10:05 a.m. in the Clubhouse after ascertaining that there was a quorum, which was reported as the highest on record. When asked by the President, the Secretary verified that a notice of the meeting had been duly posted 14 days in advance and called the role. All Board members were present.

The President asked for a Motion to dispense with the reading of the Minutes of the last (December 3 Special Members') meeting and to accept them as written and posted on our website. Assistant Secretary Nancy McCue so moved. Vice President Mary Ellen Palenchar seconded, and the Motion carried.

Committee Reports

The President asked for any additional questions about the Documents Update Committee vote to amend the Association's documents, but there were none.

The President then asked for the results of the vote, which were favorable. Ray Moore reported that 280 proxies were received, that there were 265 "yes" votes and 15 "no" votes.

The President asked for a Motion to Adjourn the Special Members' meeting. Mary Ellen Palenchar so moved; Sara Bridger seconded. After a point of order was raised, Mary Ellen Palenchar asked if anyone present wished to change his/her vote. No one did. The Motion carried and the meeting was adjourned at 10:15 a.m.

Documents Committee co-chair Mary Ellen Palenchar then presented Co-chair Nancy McCue with flowers to thank her for her extremely hard work and dedication.

After expressing her deep appreciation to out-of-towners, Board members and committee members as well as Ray Moore for their hard work in getting out the vote, Nancy briefly outlined what was accomplished and what owners have gained:

- The voting threshold is now the same for all three of the Association's governing documents.
- Greater power has been given to owners to initiate amendments without Board approval.
- The new amendments eliminated the Board's authority to override a popular vote by veto.
- The next phase will be to eliminate the obsolete language contained within the documents which have not been revised since 1968.
- The Documents Update Committee will make recommendations to revise the documents to be consistent with Florida and Federal laws as well as common condominium practices.
- The Committee will also work to propose new amendments specific to HCC, such as rental caps, electronic communications, etc., each of which will require an approval vote of the majority of owners.

She said that the explanation just given would be sent out quickly via email and posted on the Bulletin Boards.

Board of Directors' Meeting:

At 10:15 a.m. the President opened the Board meeting and asked the Secretary to verify that the meeting notice had been posted 14 days in advance and to call the roll. The Secretary verified that the meeting had been properly posted and reported that all members of the Board were present.

The President then asked for a Motion to dispense with the reading of the Minutes of the last meeting (May 22, 2014 Board of Directors') and to accept the Minutes as written and posted on our website. Mary Ellen Palenchar so moved; Sara Bridger seconded, and the Motion carried.

Director's Reports: The President called on three directors to report.

Budget Committee: Treasurer Sara Bridger reported that work on the 2015 budget would begin in August and asked for suggestions from unit owners on what to add to the budget. She said previous suggestions had been implemented and remarked that many people were in favor of not incurring expenses that might raise the maintenance. She asked that suggestions be made in writing and provided to the office.

Social Activities Committee: Assistant Treasurer John Evans provided a detailed oral and written report. He said that \$373 came in from donations at the door for events during the past three months. A 50-50 drawing was instituted with a net intake of \$315. He indicated that, after expenses, the committee is in the black with a balance of \$1,978.84. He anticipates that raising the cost of the 4th of July event slightly and requesting reservations will be beneficial. Next he gave a recap of events, date changes and announced numerous future plans, including bringing back Bunko and reinstating Thursday night movie showings, beginning July 24th with the film *Nebraska*. John asked for volunteers to work on the Happy Hour gatherings for July and August.

Landscape Committee: Vice President Mary Ellen Palenchar reported, mentioning a tree replacement. She indicated that a natural fence with thorny shrubs and a locked gate had been chosen as the most cost-effective and legal way to help secure our property and deter intruders. Nancy McCue elaborated, explaining that barbed wire and electrified fencing are illegal for residences. She mentioned that the Broward Sheriff's Office (BSO) did a security survey of our property recently, was very impressed with the lack of major crime and with our own community's involvement in reporting intruders. President Buscemi added that BSO was also impressed with our Property Manager's pro-active approach and said that we look forward to BSO's formal report.

Manager's Report: The president called on Property Manager Bob Lorang, who gave an informal oral report about projects currently or soon to be worked on. Completion of the ongoing Clubhouse project has included installation of a retractable ceiling screen for presentations and movies, including the ability to show Netflix movies. It includes a change in lighting and the painting of the building exterior, pool deck area and sidewalks. He said that a master plan will be discussed for the 46-year old pool upgrading at the upcoming budget meeting.

Regarding security, he said that the budgeted amount for a fence was inadequate to cover the front (365 feet) and rear (2000 feet) dock areas. Instead, the use of special landscaping, along with reinstalling a gate near Eastport, plus adding signage and cameras constitutes a simpler approach to improving security within the next month. He said that a fence also is planned for the kayak area.

Coming up in 2015 and 2016, respectively, are the Center and West Harbor roof replacements, which are expected to be covered as reserve budget items, not requiring assessments.

Bob said that efforts will continue to control the presence of iguanas, ducks, termites, etc. and he commented on the status of the County's 40-year inspection. We passed the inspection of WH in 2014 and anticipate the need to complete the inspection of CH in 2015. He urged everyone to shut off the water in their units if they leave for more than one day as per HCC guidelines to prevent major water damage. The President added that discussions are under way to implement procedures to insure compliance with this issue.

Old Business:

In accordance with the favorable unit owners' vote previously announced at the Special Members' Meeting, the President asked for a Motion to adopt the resolution to amend the Association's three documents: Article 9.2 of the Bylaws; Article 14.2 of the Declaration of Condominium and Article 9.2 of the Articles of Incorporation.

In response to a question, Nancy said that the next step after recording the resolution would be a committee meeting and having the attorney remove obsolete language to reduce the length of the documents considerably.

Nancy McCue so moved. Sara Bridger seconded, and the Motion carried.

New Business:

President Buscemi announced that the Board is considering forming two committees: a Communications Committee and a Neighbors for Neighbors committee. He asked the secretary to discuss them. She stated that their intent was to extend the Board's work by formalizing and improving what is already being done.

The Secretary moved to adopt a resolution to create a formal Communications Committee, comprised of both Board members and volunteer unit owners, to allow and provide for strategic planning, discussion of the methods, processes, timing and impact of messages, collective input, problem-solving and recommendations to the Board of ways to improve efforts to inform the residents.

Nancy McCue seconded the Motion, and with one abstention, the vote passed.

The Secretary then moved to adopt a resolution to reinstate the Neighbors for Neighbors Committee, comprised of both Board members and volunteer unit owners, in an effort to foster a community where residents who are unable to function independently may obtain the assistance they need to live safely and comfortably. The committee would serve as liaison with residents and/or the families of residents who are found to be in need of assistance. It would provide information about, recommendations for, and access to community resources that are licensed to provide the needed assistance and also alert the Board to situations where a unit may be in danger of being compromised or abuse of a resident may be suspected.

Nancy McCue seconded the Motion and the vote in favor was unanimous.

At 11:15 a.m. the President asked for a Motion to Adjourn. Mary Ellen Palenchar so moved; Sara Bridger seconded, and the Motion carried.

Rose Sexton, Secretary