

# **Hillsboro Cove Condominium Association**

## **MINUTES of the Board of Directors' Meeting: May 22, 2014**

President Lou Buscemi opened the meeting in the Clubhouse at 10:30 a.m. After verifying that the meeting notice had been duly posted 48 hours in advance, the Secretary called the roll. Directors present: Lou Buscemi, Sara Bridger, John Evans, Nancy McCue, Mary Ellen Palenchar and Rose Sexton. Absent: Nick Marchione. Nine unit owners attended.

The President then asked for a Motion to dispense with reading the minutes of the April 28, 2014 Board meeting since they are posted on the website and copies are available at the office. Nancy McCue so moved; Sara Bridger seconded, and the motion passed.

**Committee Reports:** The President called on co-chairs Mary Ellen Palenchar and Nancy McCue to report for the Documents Update Committee. Mary Ellen explained that the purpose of this meeting was to obtain Board approval to send unit owners the four-page vote package on changing the voting threshold for three documents. She said that the vote package would likely go out next week. It will be the first of several votes.

The Documents Update Committee is recommending that a resolution be adopted to amend Article 14.2 of the Declaration of Condominium, Article 9.2 of the Bylaws and Article 9.2 of the Articles of Incorporation. A copy of the resolution to amend these three documents is available in the office.

Nancy McCue pointed out that because this vote concerns an Amendment, the Limited Proxy must be signed. A question about envelopes was clarified: since this is not an election and secret ballots are not required for this vote, signatures on the outside of envelopes also are not required.

### **Old Business:**

The President asked for a Motion to mail out the ballots to amend our documents and to announce the vote count at a Special Members' Meeting set for June 24, 2014 at 10:00 a.m. Rose Sexton so moved. Nancy McCue seconded, and the motion passed.

Mary Ellen Palenchar moved that sufficient monies be allocated for postage and to permit the use of color in printing the documents update vote package. Sara Bridger seconded; the Motion passed.

The documents package will be posted on the HCC website by site administrator Ray Moore, who announced a new "Bulletin Board" tab that lets him make faster updates without the webmaster's involvement at no cost.

**Manager's Report:**

Property Manager Bob Lorang reviewed in detail the multi-year plan (2005-2024) that is posted on the HCC website and periodically updated. Highlights of the report included the fact that no special assessments have been required since the West Harbor and Center Harbor concrete restoration of 2011. Because this year West Harbor passed the required County's 40-year structural/safety inspection with no repairs mandated, no assessment was needed. We are hopeful that the inspection expected for Center Harbor in 2015 also will not result in any mandated repairs.

The new updated multi-year plan (2013-2019) listing completed and upcoming projects will be posted on our website. In March 2015, when the loan from our 2007 Eastport concrete repair will be paid off, the \$290,000/year payment will be allocated to build our reserves and fast-track needed projects on the plan.

Bob said that discussions were under way about

- 1) budgeting for our operating increases each year, which will serve to maintain a steady average of needed increases each year rather than a high percentage increase one year and no increase another,
- 2) the practicality of various security enhancements such as smart card entry systems, gated individual building entrance access dialers at the elevators and first floor open stairways in our buildings, fencing and foliage options, private property signage and expanded camera use.

The group roundly applauded Bob for his proactive approach and his staff for their fine work!

The President asked for a Motion to Adjourn at 2:30 p.m. Mary Ellen so moved. Sara Bridger seconded, the Motion passed and the meeting was adjourned at 11:25 a.m.