

HILLSBORO COVE
BOARD OF DIRECTORS' MEETING
March 8, 2016 – 10 AM
Minutes

Vice President, Frank Kramer opened the meeting at 10:00 AM. He made the happy announcement that our President, John Evans, was present and John requested to speak to the residents. John thanked everyone for their thoughts, prayers and support during this difficult time of his illness.

After calling the meeting to order, the roll call of Directors was taken. Mike Corcoran, Donna Bowman, Frank Kramer, Lou Buscemi, Nick Marchione, Glen Baker and President John Evans were present. Property Manager, Bob Lorang, was also present.

Reading of minutes was waived; Kramer moved, Corcoran seconded, motion passed 7-0.

DIRECTORS' REPORTS

DOCK REPORT(Nick Marchione)

- Steve Wexler from Eastport has been hired on a part time basis to repair the Docks.
- Dock Fund: \$54,594.63

TREASURER'S REPORT (Nick Marchione)

- SunTrust Cooling Towers; \$7,667.48
- SunTrust Reserve Checking: \$276,345.55
- Chase Operating Checking: \$567,421.63
- SunTrust Reserve: \$38,724.35
- PNC Betterment: \$19,535.57
- PNC Reserve: \$251,276.39

WISH LIST (Donna Bowman)

- Copy of Wishes and results were given to everyone in attendance.
- 24 wishes were requested; 7 were denied and others were being considered
- Fire Pit wish by Rick Cataldi was granted along with thanks to Rick for obtaining permits.
- Many thanks to Rick and Cindy for the hours of fun they have given having "fire pit parties" every Friday evening.

SOCIAL COMMITTEE (Hal Allen)

- Hal encouraged everyone to attend Dock Party on Sunday March 13
- He announced that Nick Marchione will be retiring from hosting the monthly coffee parties.
- Many thanks to Nick and Fran for the four years they volunteered to the community.
- Volunteer is needed to continue with the monthly coffees.
- Social Fund: \$4,440.88

- Hal asked if anyone has a suggestion on how the fund should be spent. Please put it in writing and give it to Lainie in the office.

OLD BUSINESS

SWIMMING POOL UPDATE (Donna Bowman)

- President John Evans had appointed an Advisory Group for the pool. He selected residents who frequent the pool quite often.
- The Advisory Group are Joe DiCarlo, Laverne Linhart, Ray Moore, Helene Wechterman, and Donna Bowman.
- Motion was made by Donna to accept the completed design of the pool; Seconded by Frank. Motion carried 7-0.
- Property Manager, Bob Lorang, will send out design packages to three contractors for bids.
- Projected start date for the pool will be in September with hopes of completing the project in December. No promise could be given on projected dates.

NEW BUSINESS

CABLE TV/INTERNET COMMITTEE(Mike Corcoran)

- Committee has researched and heard from several vendors.
- All companies require two dishes to be put on our property which is considered to be a Material Alteration. Hot Wire would need a building 10x10. This requires the resident's approval. A ballot has been mailed asking approval for installation of dishes or a building. We need 160 votes.
- These dishes are the same dishes that we now use in Miami.
- Committee visited an Association, Summit Towers, which has 567 units who are very happy with Opticaltel.
- Comcast Contract ends at the end of June this year.
- Board and Committee are in favor of Opticaltel.

MANAGER'S REPORT: (Bob Lorang)

- Manager requested topics to be addressed by the residents. They were requested as follows:

- **Pool Project**

The basic plan has been going on for two years. A handicap ramp has been added to the plan with a gradual incline with knee walls which will be 2 feet high. We will demolish the existing steps in the pool and relocate them. New step location will have a bench in the shallow area that will seat five people. There will be new LED fiber lighting through out the pool. Pavers are coming from World Marble. They will need no maintenance at all. The coping around the pool will be flush. This project will not effect our thermal system. It will make it better because we will have less water in the depth (5 ½ feet). The planters will be filled in. There will be a water feature with a planter to prevent jumping. The shower will receive minor changes. The wall will be 80 inches tall. Bob showed several pictures along with the approved design on the large screen.

- **Pest Control for Storage Areas**

We have a new pest control company (Command) recommended by Rose Sexton. Manager is pleased with their progress thus far. The residents charge will be \$15 per month if desired. We have 40 storage areas which do have a problem with termites. Residents are requested not to use cardboard boxes in the storage rooms. It will help if residents will store their belongings in large plastic containers.

- **Make Buildings Non Smoking**

FL Statutes do not allow us to stop smoking in the condos. Frank stated that if the document was changed, it would not apply to older residents. It would only apply to the new residents. Frank said that he will check out this ruling with our Attorney.

- **Doors to Condos that won't open**

We are replacing the doors. Each door will cost \$10,000. 65 doors need to be replaced; 40 doors have been ordered. Scott is working on this project at the present time. Bob said that he has a system in place.

- **Roof and Air Condition Timing**

Roof project will begin April 1 in West Harbor. It was suggested that residents clean out their closet before they leave for the season so that the men can remove the air conditioners. One stack at a time will be done at a time.

Adjournment

Motion to adjourn called by Frank and seconded by Donna, motion passed 6-0. Meeting was adjourned at noon.

Donna Bowman
Assistant Secretary