

Hillsboro Cove Condominium Association
Board of Directors' Meeting: May 28, 2013
MINUTES

President Lou Buscemi opened the meeting in the Clubhouse at 2:00 pm and asked the residents attending to participate in a moment of silence for former Vice-President and Dockmaster Bob Rae who had passed away recently. After verifying that the meeting had been duly posted 48 hours in advance, the Secretary called the roll. Directors present were: Lou Buscemi, Sara Bridger, Nick Marchione, Mary Ellen Palenchar, Dick Martin and Rose Sexton. The President then asked for a motion to dispense with reading the minutes of November 1, 2012 because they are posted on the website. Sara Bridger so moved; Rose Sexton seconded, and the motion passed.

President Lou Buscemi announced that Mary Ellen Palenchar would become the Board's Vice-President; Rose Sexton, the Secretary, and Nick Marchione, the Dockmaster.

Treasurer Sara Bridger reported that the Association still has four units in arrears. The process of collecting these funds through the legal system has been very slow. Unit 243 has been sold so the Association will begin collecting maintenance on that property. However, the Association had to write off over \$20,000 but had budgeted enough to cover this cost, and the unit owners will not have to be assessed to cover this expense.

Dockmaster Nick Marchione thanked Ira and Helene Wechterman for getting the kayak rack and launching float project "off the ground". Currently, the rack will hold 18 kayaks. He asked residents to refrain from parking near the kayak racks and to respect the residents' privacy who live at that end of West Harbor and to not leave trash around. Nick will begin assembling a set of Rules for Kayak Use. He also said that there are 100 original dock pilings still needing to be replaced and that this process will take about four years.

Mary Mendoza, Chair of the Social Scenes Committee outlined the various activities that have occurred recently – from the usual card and bingo games, exercise classes, monthly coffees, and cocktail parties to a high tea, wine tasting and casino bus trip. She thanked the community for its participation and promised many more activities, both this summer and in the fall.

Lou Buscemi introduced the "main purpose" of the meeting which was for the Board to vote to accept the proposal of the Clubhouse Renovation Committee and to send a ballot out to residents to approve the proposal or defeat it. He described that such a renovation would require a 50% plus 1 vote of the community and that the funding would come from an assessment of \$2516 per unit. All units would pay the same amount. He noted that the Clubhouse Committee had recommended that the project be done all at once to save time and money. The proposed cost would be \$800,000. If the residents approved the project and if it were to cost more than \$800,000 another vote would be obtained from the residents.

Mary Ellen Palenchar moved "that the Board of Directors accept the Clubhouse Committee's Renovation Report as presented to President Lou Buscemi at the last Committee meeting." Dick Martin seconded and the vote was unanimous. Then Mary Ellen moved "that the Board of Directors send a ballot to each unit owner to garner the 50% plus 1 votes needed to commence the project in 2014, funds for which will be provided by a 2014 assessment equally shared by all units." Dick Martin seconded, and the motion carried unanimously.

Again, many questions and much discussion ensued concerning the need for the renovation, the need to complete the project all at once, and the cost of the project. (Cover letter and Ballot attached.)

Manager Bob Lorang reported on the installation of a "handicapped accessible" walkway through the island in front of the Clubhouse, the installation of the Geo-Thermal pool heating and cooling system, the replacement of the Meter Load Center in Eastport, the main water riser replacement project in Center Harbor, the kayak storage and float installation, and the dock repair and re-staining project. He also noted upcoming projects, such as the Eastport Cooling Tower condensate and re-piping project and the Eastport catwalk repainting.

After opening the discussion to further questions from the residents, Lou asked for a motion to adjourn at 3:10 pm. Mary Ellen so moved; Sara seconded, and the motion carried.

A handwritten signature in black ink, appearing to read "M. Palenchar". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Mary Ellen Palenchar
Secretary