

# MINUTES

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## SPECIAL MEMBERS'/BOARD OF DIRECTORS' MEETING TUESDAY MAY 31, 2015 @ 10 AM IN THE CLUBHOUSE POOL PROJECT VOTE COUNT

### **SPECIAL MEMBERS' MEETING**

Acting President Frank Kramer called the meeting to order at 10 am and confirmed that there was a quorum. Lou verified that 214 people voted and the necessary quorum was 160. When asked by the Acting President, the Secretary reported that this meeting had been duly posted in advance.

At this point, Frank asked if anyone wished to change his/her vote. When no one responded, he asked Robert Lorang for the results.

### **Pool Vote Count**

**YES 175**

**NO 39**

### **Adjournment**

At 10:10, Acting President Frank Kramer asked for a motion to adjourn. It was so moved, seconded and the motion carried.

### **BOARD OF DIRECTORS' MEETING**

At 10:12, Frank called the Meeting to order. He asked the Secretary to call the roll. Directors present were: Frank Kramer, Lou Buscemi, Donna Bowman, Glenn Baker and Nick Marchione. Mike Corcoran was on vacation. Secretary verified that the Meeting had been duly posted in advance.

### **Treasurer's Report (Nick Marchione)**

SUNTRUST COOLING TOWERS	10,610.60
SUNTRUST RESERVE CHECKING	32,4431.12
CHASE OPERATING CHECKING	50,068.31
SUNTRUST RESERVES	63,532.37
PNC BETTERMENT	55,535.57

PNC RESERVE MARKET CHECKING	251,357.62
SUNTRUST BOAT DOCK	61,912.78
SUNTRUST COOLING TOWER RESERVE	2,862.50
OPERATING CHECKING WELLS FARGO	249,979.52
OPERATING CHECKING BANK OF AMERICA	250,002.56

**Social Committee**

- Hal Allen announced that he is stepping down as Chairperson of the Social Committee and Laura Evans will be replacing him.
- A discussion took place about problems that had taken place at the Memorial Day Pool Party.
- Problems existed due to a large number of non residents attending the party.
- The Board will meet and discuss guidelines to prevent happenings like this occurring again.

**New Business**

Acting President Kramer asked for a motion to accept the vote for Pool Project and to forward the results to our Attorney for recording. The motion was made, seconded and carried.

**POOL Project Engineered Drawings** have been approved by the Health Department and will be delivered to the City of Deerfield for Plan Review Tuesday 5-31.

- A two week approval time is anticipated.
- Proposed project start date Wednesday June 15th.
- The pool will remain open until the first day of the project start.

- **Declaration Revision, Vote Package was mailed April 29th**  
Special Members Vote Meeting June 7,2016

MAIL OUT DATE            5-2-16  
VOTE MEETING DATE    6-7-16 @ 10 am in Clubhouse  
Special Members vote meeting 6-7 Tuesday@10am

**Yes** votes required (2/3 of members present in person or proxy at a meeting with quorum).

**5-27 vote tally: Yes 138** (Required yes votes 107 to pass with a quorum of 160) (quorum not attained through proxy to date).

**No 6**

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### **Property Manager's Report** (Bob Lorang's Half Year Report)

Bob Lorang read a list of completed accomplishments of HCC which have taken place in the past 6 months. Residents in attendance and Board members applauded with approval when Bob completed his report.

- **Bulk Cable** meetings started in 9-11-15 with the first meeting being with Comcast, several different companies were interviewed. The meeting with Opticatel was 11-11-15. Current Comcast contract ends June 2016. We will continue with a Comcast extension temporarily. Board will decide between the two finalist companies Comcast and Opticatel in June 16.
- **Pool vote** to approve material alteration for pool completed to change depth, handicapped ramp, etc.
- **Betterment fund** vote approved to raise fund contribution from 1% To 5% of total budget amount
- **Reserve Accounts** establish three new for FDIC security
- **Pest Control** New company Command Pest January 2016
- **Gym Slider** installed January 2016
- **Storage Rooms** built at clubhouse
- **Dock Repair** pilings and dock deck boards replaced
- **Kayak racks** Construct two new racks
- **Unit door replacement and paint** replaced 40 apartment doors plus painting of all doors for buildings East-Center-West
- **Hazard Insurance Bidding** resulted in \$164,000 saved from 2015 to 2016 through Weekes & Callaway as our new company.
- **Insurance Savings Operating Budget Surplus** was created in the 2016 Budget from additional insurance savings beyond budget projections. Surplus \$81,560.
- **Roofing Bid** from Advanced Roofing for WEST Harbor and Center Harbor roof including Ac stand replacement work. Bid amount \$1,073,772
- **Fire Pit** approved and installed January 16
- **Support Animal guidelines** Revised Draft of Service and Support Animal rules, approved Feb 2016
- **Cooling Tower** Drives, motors, rebuild two pumps, purchase and inventory all backup parts
- **Seal Coating Project** completed
- **cracked cast iron sewer lines** Repair 27 locations in year 2015-2016
- **Clubhouse Air Conditioners** Replaced #2 and #3 in 2016
- **Declaration Revision** Vote completion in JUNE 2016
- **AT&T Fiber Optic Project** Survey approved and in May 2016
- **High Rise Fire Opt-Out** Vote prepared and processed with completion in August 2016.
- **West Harbor and Center Harbor Roofing and Ac Stand Project** completed planning, bidding, financials, and engineering. With project completion expected for late August 2016.

- **Pool Project vote** approval, bidding, design and planning with project completion mid October 2016

A few items ahead:

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- **On-line voting** to be implemented
- **Bulk Cable** to include internet with TV services.
- **Landscaping** improvements Pool area
- **Building lighting** upgrades
- **painting and cleanup** of catwalks and stairwells
- **Concrete eyebrow Ledge** All building ledge surface waterproofing
- **Concrete restoration** for Catwalk side of Eastport 2017
- **Building Painting** of Eastport front side 2017
- **Eastport Roofing** 2018-2019

## **ADJOURMENT**

Acting President asked for a motion to adjourn the meeting at 10:50. Motion was made by Donna and seconded by Nick and the motion carried.

**Donna Bowman**  
**Assistant Secretary**