

## **Hillsboro Cove Condominium Association**

Special Members' /Board of Directors' Meeting: November 29, 2012

### **MINUTES**

**Members' Meeting:** President Lou Buscemi called the meeting to order at 7:05 p.m. in the Clubhouse after ascertaining that there was a quorum. He asked that the votes for the funding of the budget be counted. When asked by the President, the Assistant Secretary verified that a notice of the meeting had been duly posted 14 days in advance.

Treasurer Sara Bridger reviewed the significance of full, partial and no funding. She indicated that full funding would result in a 46% increase in owners' maintenance costs, partial funding would require a 7.9% increase, and no funding would necessitate the possibility of assessments for unanticipated needs.

The President asked if residents had any questions concerning the proposed 2013 budget. Members raised questions about the Eastport cooling tower piping replacement project, various methods of heating the pool and the air conditioning stand replacements for Center Harbor and West Harbor. The questions were addressed by property manager Bob Lorang. Bob pointed out that the condominium documents specify that costs for the Eastport cooling towers are the responsibility of Eastport owners alone and that maintenance costs for Center Harbor and West Harbor are shared in common by all owners. He explained the need to replace the existing cooling tower PVC piping with copper piping as well as the circumstances surrounding the possibilities for changing the way the pool is currently heated. President Buscemi said the management is still exploring the pool heating options.

One owner voiced his opinion, strongly advising voters to choose the no funding option, and the President invited him to set up a private meeting to explain further why that option is likely not the best choice.

The President asked if any resident wished to change his/her vote. When no one responded, he asked for the results of the votes. Ray Moore replied that the Association had received a total of 206 votes. The results were: 179 for a partially-funded reserves, 22 for a fully-funded reserves and 5 for no funding. The 2013 reserves will be partially-funded.

The President asked for a motion to adjourn. Bob Rae so moved; Dick Martin seconded, and the motion carried.

**Board of Directors' Meeting:** President Buscemi next asked for a roll call to open the Board meeting. The following Board members were present: Lou Buscemi, Bob Rae, Sara Bridger, Rose Sexton and Dick Martin. Mary Ellen Palenchar and Nick Marchione were absent. The Assistant Secretary verified that the meeting had been posted 14 days in advance. The President asked for a motion to dispense with reading the minutes and to accept them as posted on the website. Dick Martin so moved; Bob Rae seconded, and the motion carried.

The President indicated that there were no director or committee reports and no old business.

Under New Business, President Buscemi asked for a motion to accept the 2013 budget as presented by the Treasurer and mailed to all residents. Bob Rae so moved; Dick Martin seconded, and the motion carried. Next he asked for a motion to partially fund the reserves as the members had voted. Bob Rae so moved; Sara Bridger seconded, and the motion carried.

A member inquired about the results of meetings concerning dock security. Bob Rae indicated that two security companies had been contacted and it was determined that the installation of an alarm system was not practical. He urged boaters to dock their boats with the stern facing towards the dock, rather than bow, in an effort to discourage unauthorized boarding.

An owner, Charles Laser, verbally applauded the work of the Board and management.

The President thanked volunteers Holly Tremko and Carol Roarty for their help in registering votes and Iris Leipic and Marilyn Pellitteri for decorating the Clubhouse.

At 8:00 pm, the President asked for a motion to adjourn. Bob Rae so moved; Sara Bridger seconded, and the motion carried.

Rose Sexton  
Assistant Secretary