

## **Board of Directors' Meeting: November 1, 2012**

### **MINUTES**

President Lou Buscemi opened the meeting in the Clubhouse at 10:03 am. 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, Bob Rae, and Rose Sexton. Dick Martin was absent. The President then asked for a motion to dispense with reading the minutes of April 2, 2012 because they are posted on the website. Bob Rae so moved; Sara seconded, and the motion passed.

Vice-President Bob Rae reported on the resurfacing of the walkways on the first floor. He noted that the Association had terminated its contract with CSI because the company could not provide a "suitable first floor finish". The Association is negotiating with several other contractors and has chosen another product which should be more durable and "looks good". The schedule for resurfacing will be posted on the bulletin boards and will commence right after the blacktop is laid on the roadways. This project will not incur additional funds because the Association withheld funds from CSI.

Turning to the Marine Report, Captain Rae noted that the "good news is we escaped Sandy" even though every dock was under water. He mentioned that three boats were broken into during October and that boaters should consider providing security lights on their vessels. He will be meeting with a marine security company to discuss other options for harbor security.

Pat Davis, Chair of the Library Committee, reported that the library was "doing just fine" and that any donations the Committee cannot use are given to the Percy White Library. She thanked her Committee, especially Jeannette Kramer who stops in the Library early every morning to re-shelve books.

Mary Ellen Palenchar, co-Chair of the Landscape Committee, thanked the residents, especially Judy Martin, who help with the grounds. With a new budget in January, the Committee has several additional projects to undertake.

David Locke, Chair of the Clubhouse Committee, presented a brief history of the project and then showed residents the "latest iteration of a potential floor plan, as well as renderings of the proposed office space, clubroom, and library". He said that the Committee expects to have a cost estimate for the renovation and for the furnishings by the end of the year. He emphasized that the plan is "cast on paper, not in concrete". A formal meeting on plans and costs will be held in January. He urged residents to contact him with suggestions or comments.

Treasurer Sara Bridger read highlights from the proposed 2013 Budget and noted that the quarterly maintenance would be increased by 7.9% to cover increased costs in staffing, utilities, and repairs, such

as replacing the air conditioner stands on the roofs of West and Center Harbors, a three-year project. She explained that the Association needs to maintain at least 10% of its budget in the reserves and that for 2013 that figure would come to 11%. Sara reminded residents that they would be receiving a copy of the proposed budget and would be asked to vote on how they would like to fund the reserves: fully, partially, or not at all. Votes will be tallied at a Special Members' Meeting on November 29, 2012. President Buscemi then asked for a motion to send out the proposed 2013 budget and the methods of funding the reserves to the residents. Mary Ellen so moved; Bob Rae seconded, and the motion carried.

Under New Business, President Buscemi reported that the Association, through its attorneys, had discovered that the part of the Declaration of Condominium regarding the age of residents was not in keeping with state and federal laws. He asked that the Board vote "to approve the Certificate of Disclaimer to the Declaration of Condominium for the Hillsboro Cove Association regarding substituting the language 'eighteen (18) years of age or older' in place of the language 'sixteen (16) years of age' in accordance with the mandates of federal and state laws regarding fair housing." Mary Ellen so moved; Sara seconded, and the motion carried.

Manager Bob Lorang informed residents of upcoming projects which would be listed in detail on the Association website. He said that "concrete restoration will always be in our future" and pointed out that the back balconies on West and Center Harbors need attention and the screen frames need to be replaced. He mentioned that the underground piping always needs maintenance. He also noted that "anything to do with inspection from the City of Deerfield has increased tremendously, and inspectors have become very thorough." At the conclusion of Bob's report, resident Ray Moore reiterated that the website, which he maintains, is "a tremendous source of information for both residents and prospective buyers" and urged residents to use it. Ginny Dunleavy (EP 644) asked why all residents had to pay for the replacement of air conditioner stands in West and Center Harbors as a "common element" while costs for repairs/replacement of the cooling towers at Eastport are limited to only Eastport residents. Bob replied that that is how the condominium documents are written.

At 11:30, Lou asked for a motion to adjourn. Bob Rae so moved; Sara seconded, and the meeting was closed.

Mary Ellen Palenchar, Secretary