

SPECIAL MEMBERS'/BOARD OF DIRECTORS' MEETING
November 3, 2015 AT 7:00 PM-CLUBHOUSE

SPECIAL MEMBERS' MEETING

President John Evans called the meeting to order at 7:00 pm. Lou Busemi verified that all members of the Board were present. When asked by the President, the Secretary, Lou Busemi, reported that this meeting had been duly posted in advance.

At this point, John stated that the Board presented the budget to the Budget Committee on October 29 and it was approved by the Budget Committee unanimously. John asked for a motion to send the final copy of the 2016 Budget to the members of the association for a final vote. Motion was made by Frank and seconded by Lou. The motion was passed unanimously by the Board.

ADJOURNMENT

At 7:15, John Evans then asked for a motion to adjourn the Special Members' Meeting. Frank so moved, seconded by Mike and the motion carried.

BOARD OF DIRECTORS' MEETING

At 7:17, John called the Board of Directors' Meeting to order. He asked the Secretary to call the roll. Directors present were John Evans, Frank Kramer, Lou Buscemi, Donna Bowman, Glenn Baker, and Mike Corcoran, Nick Marchione and Property Manager, Bob Lorang. The Secretary verified that the Meeting had been duly posted in advance.

The President then asked for a motion to dispense with the reading of the minutes of the last meeting, which were sent out to all unit owners, and to accept and approve them as written. Lou so moved. The motion was seconded by Mike and carried.

John announced that the Board has been having weekly workshops on Tuesdays in the Library. Announcements are always posted on the Bulletin Board. He reminded all members that they are welcome to attend.

DIRECTORS' REPORTS

Treasurer's Report (Nick Marchione, Treasurer)

Nick gave a quick summary of our financial accounts as of the end of October 2015. Copies were made available to members.

- SunTrust Cooling Tower 35,886.13
- SunTrust Reserve Checking 174,336.37
- Chase Operating Checking 611,053.29
- SunTrust Reserve 37,533.26
- PNC Betterment Fund 19,772.00
- PNC Reserve Market 250,627.37
- SunTrust Boat Dock 49,446.90
- SunTrust Cooling Tower Res 2,862.50

Betterment Fund (Frank Kramer, Vice President)

- Frank thanked everyone for approving the Betterment Fund and stated that the fund could now go up to 100,000 based on a 2,000,000 budget.
- Plans are to add 20,000 to the Betterment Fund from the surplus of the Operating Account.
- The Board makes the decision on how to spend the Betterment Fund.
- Monthly report will be given.

Committee Reports

Social Committee (Hal Allen, Social Director)

- Hal reviewed the November calendar pointing out the various activities listed for the month.
- Calendar will be emailed to members. Be sure to check the calendar for dates and times of all the activities.
- Hal reminded members that there will be a January HCC Yard Sale and to please save all unwanted articles from your home: furniture, art, knick knacks etc. He hopes to have pods for storage.
- Thanksgiving Dinner will be at Osteria Sapori on November 26. MORE DETAILS WILL FOLLOW

Social Committee Finances:

Cash on hand: \$374.24

Cash in bank: \$3,546.40

Landscape Committee (Judy Martin, Co- Chair of Committee)

- Judy thanked her committee for all their help.
- More plants have been planted at Eastport.
- Work has been redone at West Harbor.
- Plans have been made for next year which will include the pool area.
- Suggested lightning needs to be adjusted and improved on the grounds

Old Business

Pool Project (John Evans)

- Survey has been completed and forwarded to our Engineer

Clubhouse

- Gym slider is 4 weeks away from being installed @ \$6,500.00
- Question was raised about slider being a material alteration and thought vote should go out to membership.

Bob Lorang, Property Manager, commented on the slider being a material alteration. However, Bob stated we did have a vote taken in the past. He has architectural plans for the Clubhouse project which did reflect the planned installation of a glass slider into the common opening of the gym-pool deck wall. Hence, slider will be installed in 4 weeks as planned.

- Drapes cost \$1,900.00 (Custom Made)
- Chairs cost \$95.00 each (61 chairs)

Suggestion was made to remove part of the wall in the gym and it was suggested to put request on a Wish List. Bob Lorang did explain that it only possible to remove half of the wall.

Roofing Project (Lou Buscemi)

- We have been saving for three years for this project
- Les Knoff is our contractor and a meeting is scheduled for this week to review the bids with Bob and Board.
- Roof project will begin in March and it will be funded through our reserve.
- Each roof will cost \$320,000 and \$160,000 for the AC stands.
- The new plan is to contract for both WH and CH at the same time with a potential saving of 40-50K.

Signs at Entrances

- Survey has been done and Board is researching prices from various companies.

New Business

Door Painting

- Board voted unanimously to paint all doors with a consistent color (lap stone: light brown) for all three buildings as members have requested. The doors will have one plain color as suggested.

Wish List (Donna Bowman)

- Anyone wishing to make a wish must fill out a form with Name, Date, Wish, and a couple of statements stating how your wish will enhance HCC,
- Wish forms will be in brochure holder near elevators.
- Please leave completed forms at the office for Board consideration.

ADJOURNMENT

At 8:00, the President then asked for a motion to adjourn. Lou so moved, seconded by Mike and the motion carried.

**Donna Bowman,
Assistant Secretary**

Q and A session followed the meeting.