

BOARD OF DIRECTORS' MEETING September 1, 2015

President John Evans opened the meeting at 7:00 pm in the Clubhouse.

NEW ADDITION to CLUB HOUSE

John announced before the roll call that members may now watch and listen to the Board Meeting in the comfort of their homes.

- An audio and camera device has been installed in the club house and will be operated during our monthly meetings.
- This was added as a request from our "Snow Birds" who are unable to attend the meetings.
- Anyone interested in adding this to your computers or smart phones may get written directions from Lainie in the office.

After verifying that the meeting had been posted 48 hours in advance, the Secretary called the roll. The following Directors were present: John Evans, Frank Kramer, Lou Buscemi, Donna Bowman, Glenn Baker, and Nick Marchione. Mike Corcoran was present via a phone conference. The President then asked for a motion to dispense with the reading of the minutes of the August 4, 2015 meeting (which were sent out to all unit owners) and to accept and approve them as written. Lou Buscemi so moved. The motion was seconded and carried.

DIRECTORS' REPORTS

Property Sign (Donna Bowman)

- Entrance sign, Hillsboro Cove, is deteriorating and needs replacement
- The Board is investigating the city codes and rules of new signs
- The Board is receiving bids from various sign companies
- A sample of a new sign suggested was displayed to the members on the big screen
- A new sign will be at both entrances
- Update will be given at our October Board meeting

No Smoking in Pool Area (Donna Bowman)

- Board members have received requests from Association Members to prohibit smoking in the pool area
- Florida Clean Air Act does not allow smoking in closed areas
- No Smoking signs have been placed in our Upper Deck area of the pool
- New Document has addressed this subject prohibiting smoking in Common Areas to be voted on by the Association

Document Committee (Frank Kramer)

- Frank thanked Maryellen and Nancy for the numerous hours they have given to put the revised documents in place
- Workshop will take place at a date to be announced to address new documents
- Frank made a motion to increase the Betterment Fund from 1% up to 5%

- This would allow excess funds to be put into this account and used as "kind of" a Savings Account
- The motion made by Frank was second and approved to send this out to members for a vote.

Treasurer's Report (Nick Marchione, Treasurer)

Nick gave a quick summary of our financial accounts as of the end of August 2015.

- General Reserves \$491,842.20
- Eastport Cooling Tower \$ 39,392.02
- Operating Budget \$337,027.23
- Betterment Fund \$ 19,772.00
- TOTAL \$880,033.45
- Marine Account has \$42,000

Nick offered copies of a detailed report of the above totals to members of the Association.

HAZARD INSURANCE Progress

- Nick reported that he, Frank and Bob have met with three Insurance Brokers: Brown and Brown, Alan James Insurance, and Smith Watson and Parker
- Bob Wagner has been on vacation and unable to attend along with other Snow Birds who are also on the committee.
- The quote requests will be submitted now between 90-120 days before policy renewal Jan. 1, 2016 with expectations of quotes to be received in mid November (45 days prior to our renewal)
- We have had some indication that we may achieve a substantial savings this year provided Florida is not affected by any Hurricane damage.

COMMITTEE REPORTS

Social Activities (Hal Allen, Social Director)

Hal gave a financial report of the Social Committee.

- Cash \$254.83
- Checking \$3,474.30
- TOTAL \$3,729.13

BINGO IS BACK!!!!

He reviewed the September calendar pointing out the various activities listed for this month.

- First Wednesday, September 2 9:30am Coffee in the Club House
- Second Wednesday, September 9 6:45pm BINGO in the Club House
- Third Wednesday, September 16 5:00pm Happy Hour in the Club House
- Last Wednesday, September 30 7:00pm Book Club in the Clubhouse
- FREE Movie (Imitation Game) Sunday, September 20 at 7:00pm in the Club House Social Committee Meetings will be every second Wednesday of the month at 10:30am in the Club House. Everyone is invited to join and attend the committee meetings.

Hal stated that the Social Committee is in the process of planning a fun Labor Day Celebration on September 7: a pool party with lots of activities and a barbecue. He encouraged everyone to please try to attend. The cost will be \$10.00 which will include lots of food, music, and fun. He requested that you leave \$10 (cash) in an envelope with your name at the office so they can plan on the amount of food to purchase. More information will follow. The official calendar will be emailed to you very soon. Be sure to check for dates and time of all the activities.

OLD BUSINESS

Pool Project (John Evans)

- Progress has been made since our last meeting.
- Our anticipated start date will be in April due to the necessary permits, bids, and required paper work to be completed.
- Samples for the decking, and planters were displayed.
- Our designer made preliminary renderings which were shown on the large screen.
- The fence which enters the pool will be removed and a new fence will be installed closer to the road which will allow the landscaping to be inside the pool area.
- The chain link fence will be removed so that we will have that landscaping area opened to enjoy. A new fence will be put up at the end of our property for security.
- New renderings will be made and shown at the next meeting.

NEW BUSINESS (John Evans)

Recreation Area proportionate share modification

A motion was made, seconded and approved: Assessments related to Recreation Area will be changed from proportional share to equal share (1/318). The vote will be sent out along with the vote for the Better fund percentage increase.

Budget Review Committee

John nominated members of the Budget Review Committee: LaVerne Linhart, Helene Wechterman, Ray Moore, Maryellen Palenchar, Tessa McCauley, John Bowman, plus Chairman Nick Marchione. Motion was made, second and approved to accept all seven members of the committee

Budget Review committee will meet in November.

Comcast Committee

John nominated members of the Comcast Review Committee: John Evans, Frank Kramer, Ira Wechtermann, and Mike Corcoran. Motion was second and approved to accept all members of the committee as nominated

Bob Lorang, Property Manager, announced that Seal Coating will begin September 14/2 week duration.

- Vehicles that are being used on a daily basis will need to move their vehicles in order to complete the seal coating during the two week period

ADJOURNMENT

John asked for a motion to adjourn the meeting. Frank made the motion. It was seconded by Lou and passed unanimously. The meeting adjourned at 8:10 pm.

Our next Board meeting will be Tuesday, October 6 at 10:00am in the Club House.

Donna Bowman
Assistant Secretary