

Hillsboro Cove Condominium Association
Special Members' Meeting: June 26, 2012

MINUTES

President Lou Buscemi opened the meeting in the Association Clubhouse at 10:05am. The Secretary called the roll of the Board members. Present were: Lou Buscemi, Sara Bridger, Nick Marchione, Mary Ellen Palenchar, Rose Sexton, and Bob Rae. Dick Martin was absent. The Secretary verified that the meeting had been duly posted 14 days in advance. The President then asked Raymond Moore if there was a quorum for the meeting. Mr. Moore affirmed that there were 224 residents who were either present or had sent in proxies. Mr. Buscemi proceeded by asking if anyone present had further questions concerning allowing two portable charcoal grills on the property in the locations where they had been temporarily. (See attached proposal.) No one had questions.

Mr. Buscemi then offered residents a chance to change their vote; hearing none, he asked Mr. Moore for the tally. Mr. Moore reported that 177 residents had voted to keep the barbecues and 43 had voted against them. The proposal needed 160 affirmative votes to effect the change in the rule prohibiting grilling on the common areas.

The President then opened the meeting for questions which ranged from how soon the paving would begin, how many units have been sold recently, and how many units are in some phase of foreclosure. Various Board members answered that the paving would begin as soon as the concrete restoration project is complete because the first floor walkways have to be redone, that several units have been sold recently, and that the Association now has five units in some stage of legal action to collect back fees. Sara Bridger reported that the Association had just received a \$13,000 check for one unit and that proceedings seem to be starting to move more quickly but often take months or years to resolve.

At 10:25 the President asked for a motion to adjourn. Mary Ellen Palenchar so moved, Sara Bridger seconded, and the motion carried.

Mary Ellen Palenchar, Secretary HCCA

LIMITED PROXY

HILLSBORO COVE CONDOMINIUM ASSOCIATION, INC.

(A Florida Corporation Not-for-Profit)

The undersigned designated voter of Apartment No.: _____, in Hillsboro Cove Condominium Association, appoints _____
(insert name of proxy holder) or the **Secretary of the Association** as my proxy holder to attend a Special Membership Meeting of the Association to be held **Tuesday, June 26, 2012, at 10:00 am in the Clubhouse.**

LIMITED POWERS: (For your vote to be counted on the following issue, you must indicate your preference in the bracket(s) provided below.

I HEREBY CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER ONLY AS INDICATED BELOW:

PROPOSAL: Do you wish to approve the installation of two barbecue areas in the common elements of the Hillsboro Cove Condominium Association: one to be located in the treed area near Hillsboro Boulevard south of the Eastport building and one to be located near the water in the area between the West Harbor and Center Harbor buildings (north end of carports 2 and 3).

Place an (X) in the bracket to indicate your choice.

{ _____ } **YES** – I approve the installation of these specific barbecue areas.

{ _____ } **NO** – I do not approve the installation of these barbecue areas.

Dated: _____ 2012 Apartment Number: _____

Signature of Designated Voter: _____

