



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

(954) 421-2920

BOARD OF DIRECTORS' MEETING

April 2, 2009

1. Call to Order: A regular meeting of the Board of Directors was called to order in the Clubhouse at 2 pm by President Lou Buscemi..

2. Verification of Posting and Roll Call: After verifying that the meeting had been duly posted 48 hours in advance, Secretary Mary Ellen Palenchar called the roll. The following were present: Lou Buscemi, Sara Bridger, Iris Leipic, Mary Ellen Palenchar, Bob Rae and Bette Ann Weinstein

3. Reading of Minutes: Because of the expected length of the meeting, President Buscemi asked for a motion to dispose of the reading of the minutes from the February 17, 2009 meeting and to approve them as they were drafted. David Locke so moved, Sara Bridger seconded the motion, and the motion carried unanimously.

4. Reports of Directors:

Property Manager Bob Lorang gave a detailed report on the following items: the rearrangement of the furniture in the Clubhouse to preserve the wood dance floor, the lack of termite infestation in the storage locker rooms and the need to rebuild some of the lockers, and the recent thefts of exposed fishing equipment on boats. Regarding the last item, Mr. Lorang advised residents to be aware of activity in the dock areas and call police immediately if they see anything unusual. He added that a detective would come to a future Board Meeting and discuss safety concerns with the membership. Several residents asked that the night lighting be increased along the waterfront, and Bob Rae agreed to look into that.

Mr. Lorang went on to discuss removal of the remaining ficus hedge due to white fly damage, the proposed gym renovation project, and the increase in the Association's water bills. He asked residents to arrange to have their toilets checked for leakage and to replace the flappers in old toilets. He described the ongoing problem with excessive noise in the 1427 elevator and the details of the paving project, which he is hoping to begin at the end of the month. He reiterated that the monies for the paving are a reserve account. He noted that the Board had tentatively decided to award the contract to Atlantic Southern and asked for a motion to appoint Atlantic Southern as the company to do the paving after the legal work and paperwork is complete. Bob Rae so moved, Iris Leipic seconded, and the motion carried unanimously.

At 2:30, Bette Ann Weinstein gave an update on the recommendations from the Rules and Regulations Committee. She said that she and Sara Bridger and Iris Leipic had met twice to review the recommendations and had divided them into groups for consideration. She will continue to report regularly to the membership.

At 2:35, David Locke reported on the concrete restoration planned for Eastport (see attached). He said that an engineering study had been completed in 2005 but that the project was put "on hold" because of the damage from Hurricane Wilma. He also reiterated that all work done now and all shutters must comply with the 2007 Florida Building Code because we are in a "HIGH VELOCITY HURRICANE ZONE". The Association will replace the screen frames, but residents wishing to install shutters must comply with the 2007 Code. He said that bids for the job are due on April 9 and that the Board had been encouraged by the number of contractors picking up the specs. He is looking toward a mid-June start date and a completion within six months.

Mr. Locke next discussed the question of financing the project and said that the Board had tentatively decided to take out a \$1 million line of credit with SunTrust Bank (see attached). At the end of his report, Mr. Locke made a motion to accept the SunTrust line of credit and a term loan if needed, as he had outlined in his report. Bette Ann Weinstein seconded the motion, and President Buscemi called for discussion. Treasurer Sara Bridger began the discussion by saying that she was opposed to taking out a loan because of the interest it would cost the Association. Bette Ann Weinstein, Iris Leipic, and Mary Ellen Palenchar gave their reasons for supporting the motion. President Buscemi then called the question. The vote was six in the affirmative and one opposed (Sara Bridger). The motion carried.

5. Reports of Committees:

President Buscemi asked if there were any Committee Reports. Hearing none, he moved on to Old Business.

6. Old Business:

At 3:35, Manager Bob Lorang reported on the Wildlife Control policy. He said that the wildlife had become a real problem and that, acceding to the recommendations of the Wildlife Control Committee, he did not want any staff member nor any resident to be involved in this situation. Therefore, he asked for a motion to hire a licensed trapper to control the situation in a professional and humane way. Mary Ellen Palenchar so moved, Bob Rae seconded, and the motion carried unanimously.

7. New Business:

President Buscemi asked if there were any new business. None was proposed.

8. Adjournment:

At 3:40, the President asked for a motion to adjourn. Bob Rae so moved, Sara Bridger seconded, and the motion carried.

Mary Ellen Palenchar, Secretary