

**HILLSBORO COVE CONDOMINIUM ASSOCIATION**  
**1365 E. Hillsboro Boulevard Deerfield Beach, FL 33441**

**BOARD OF DIRECTORS' MEETING: APRIL 8, 2010**  
**MINUTES**

President Lou Buscemi opened the meeting at 10:30 am in the Clubhouse. After verifying that the notice of the meeting had been duly posted, the secretary called the roll. All Board members were present: Lou Buscemi, Sara Bridger, Iris Leipic, David Locke, Mary Ellen Palenchar, Bob Rae, and Bette Ann Weinstein. The President then asked that the minutes of the previous meeting be accepted as written and noted that they were already posted on the HCC website and were available in the Office. Iris Leipic so moved, David Locke seconded and the motion carried.

Mr. Buscemi then asked David Locke to report on the progress of the concrete restoration. David said that the work would be "essentially done" by the end of April and that the contractor had already begun cleaning up the site. The sprinkler system was being reinstalled and concrete steps placed in front of ground-floor units. Sod would be installed soon. Resident Maurice Fredette asked if hedges would be installed in front of the units. Manager Bob Lorang responded that the Board was thinking of installing strategically-placed planter areas to provide color, some screening, and to try to eliminate splashing of dirt into ground-floor patios. Frank Kramer asked if "we are on budget?" Mr. Locke replied, "Essentially, yes, although we have had some increased expenses on 645 and 145."

Bette Ann Weinstein reported on the results of the survey questions concerning changing rules. She said that the majority of residents seem to be in favor of grills and eating in the Clubhouse and also in favor of allowing the parking of pickup trucks. Very few were in favor of allowing motorcycles to park on the property. She advised that much more work would be involved before a final vote would be taken on those rules that involved a "material alteration." Much discussion ensued regarding what would constitute a "material alteration". Bob Rae read from a recent news article defining such. Residents and Board members discussed possible problems with grills and what type of fuel might be used. Bette Ann Weinstein reiterated that much more work would be required before decisions and voting would occur. David Locke said that he would like the Board "to affirm" that the "Little Green Book" of Rules and Regulations is legitimate and to put it on the table for a future Board Meeting. Lou Buscemi said that the Board would do so.

Manager Bob Lorang described an extensive list of pending projects beginning with water conservation. He stated that water is extremely expensive and urged residents to call the Office if a toilet is running and to take advantage of the flapper replacement program for a cost of \$5.00. He hopes to avoid flooding the Eastport cooling towers next winter. Flooding is a technique that uses fresh water to increase owners' heat output in their heating units. An alternate retrofit solution to increase heat will be available soon.

He also noted that the Association must replace underground water pipes – a five-year project that will cost \$500,000 but will not involve tearing up the asphalt.

Bob mentioned that other costly items within the next few years include engineering inspections every five years, fire upgrades, replacing dock pilings, and 40-year certification of all buildings. He then noted that a new heater and larger pool pump have been installed at the pool as well as a new heater in the ladies' sauna. He foresees painting the pool this fall and is still considering installing solar panels to heat the pool. Such installation would be considered a "material alteration" and would require owners' approval.

Updating the gym is still being considered with a cost of \$19,000 to purchase all new commercial grade equipment and \$5000 to install rubber gym flooring which could be cleaned with bleach. He noted that he had suggested removing one wall of the room to enlarge it and that he is concerned about the safety of the present equipment because much of it has been donated and is not of commercial grade.

In conclusion, Bob said that the Association would face a very tight budget for the next five years because of paying back the Eastport concrete restoration loan beginning June 1. He noted that the painting of West Harbor and Center Harbor, scheduled for 2011, would be delayed because cracks in the catwalk walls need to be repaired first. The roofs of the buildings should not need major repairs in the short term; they are in the tenth year of their 15-year warranties. The cost to eventually replace all roofs will run just under \$1 million.

After answering several questions from residents, Bob concluded his report. Lou asked for a motion to adjourn. Bob Rae so moved; David Locke seconded, and the meeting adjourned at 12:15 pm.

Mary Ellen Palenchar  
Secretary