

## **Hillsboro Cove Condominium Association Board of Directors' Meeting - April 1, 2011**

President Lou Buscemi opened the meeting at 10:00 am in the Clubhouse. He announced that David Locke had resigned from the Board and thanked him for his many hours of service and his significant contributions while on the Board. He said that Dick Martin would now serve as Assistant Treasurer and introduced Nick Marchione as the newest Board member. He then asked for a vote to seat Nick as a Board Member. Bob Rae so moved, Dick Martin seconded, and the motion carried.

After verifying that the meeting had been posted 48 hours in advance, the Secretary called the roll. Directors present included: Lou Buscemi, Sara Bridger, Iris Leipic, Nick Marchione, Dick Martin, Mary Ellen Palenchar, and Bob Rae. .

President Buscemi asked for a motion to dispense with reading the minutes of February 16, 2011, because they are available on the Association's website. Dick Martin so moved, Sara Bridger seconded, and the motion carried. The President next introduced Scott Williams, of the firm J.D. Gilbert, who presented a summary of the just-completed 2010 audit. Mr. Williams said his team had provided a "full financial audit" which looked at every aspect of the Association's financial position. He said he was prepared to "look more closely at what the shorter needs are" and would help guide the Board. The audit noted that the Association had spent more than anticipated on the concrete restoration which entailed a transfer of funds. In response to a question from the floor, he said that our Association is "very healthy" but that it could improve its reserve situation. He invited any resident with questions to submit them to the Office so that they could be e-mailed to him. He also noted that any resident might request a copy of the audit from the office. He said he would be working with the Board on a quarterly basis to maintain clear financial records.

At 10:25, Treasurer Sara Bridger called for a motion to approve the 2010 audit as presented by Mr. Williams. Mary Ellen Palenchar so moved, Lou Buscemi seconded, and the motion carried. Next Sara moved to approve the 2010 interfund transfer from the concrete to the operating and reserve funds. Mary Ellen Palenchar seconded, and the motion carried.

Property Manager Bob Lorang announced that George Mendez, our maintenance worker, was out on sick leave from shoulder surgery and may come back to limited duty in two weeks. He said that the Board had decided to repair the kneewalls of both West Harbor and Center Harbor and then to paint the fronts of those buildings. He noted that the costs and funding have not yet been determined. He reported that the painting of doors is continuing. In answer to a question, Bob said that roofs are inspected twice a year, that we have spent \$17,000 on roof repairs so far in 2011, and that we have four years left on the warranties.

At 10:32, Bob Rae noted that we have had proposals from three engineers for the concrete restoration of West and Center Harbors. Eight contractors have submitted bids. The Board will interview three and move ahead. He then discussed the progress on installing the flagpole. He noted that a hole has been dug and cement poured. The existing street light pole will be removed and stored. The flagpole itself will be delayed for a few weeks because the company which anodizes it is "backlogged" with work.

Mary Ellen Palenchar reported on the Committee to renovate the Clubhouse. She said that although the Board fully supported the Committee's efforts, the Board could not allocate \$10,000 in the budget to pay the Interior Designer at this time. She suggested that the Committee put this fee and any others they can foresee coming up in 2012 into that budget with as many specifics as possible. David Locke, speaking from the floor, suggested increasing the next two quarterly assessments to fund the \$10,000 fee. The President said he did not think the Board was prepared to take such action at this time. Much discussion ensued.

Residents again raised the issue of installing barbecues on the grounds. Lou said that the Board was "not opposed" to barbecues but that it has not received a detailed plan concerning number of, type and/or location of grills and costs. He asked that Evva Carpino develop such a plan and present it to the Board.

At 11:35, Dockmaster, Bob Rae reported that the Marine Resources Committee was recommending an increase in the dock fees from \$1.20 per foot per month to \$1.45 per foot monthly. He then moved to establish this increase as of July 1, 2011. Mary Ellen Palenchar seconded, and the motion carried. Bob then discussed increasing the maximum size of boats permitted at HCC. Currently, boats can be no longer than 45 feet. The Marine Committee recommended increasing the length to 60 feet. Three slips can accommodate such a vessel. Bob said that some potential buyers of apartments had to be turned down because of the larger size of their boats. He moved to increase the length immediately; Mary Ellen Palenchar seconded, and the motion passed.

At 11:45, Nick Marchione proposed using one vacant dock space to install a float on which residents could keep kayaks. Again, Lou asked that Nick draw up a specific plan for the Board to consider.

At 11:55, the President asked for a motion to adjourn. Bob Rae so moved, Sara Bridger seconded, and the motion carried.

Mary Ellen Palenchar, Secretary

