



# Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

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## BOARD OF DIRECTORS' MEETING

August 29, 2008

President Louis Buscemi called the meeting to order at 10:00 am in the Clubhouse. After verifying that the meeting had been posted in advance of the required 14 days, the Secretary called the roll. All Board members were present: Lou Buscemi, Sara Bridger, John Carpino, Iris Leipic, David Locke, Mary Ellen Palenchar and Bob Rae.

The Secretary then read the minutes of the July 15, 2008, Board meeting. David Locke moved to accept the minutes as read, Iris Leipic seconded, and the motion carried unanimously.

After hearing that no Director wished to give a report, President Buscemi asked Property Manager, Bob Lorang, to report. He said that the Association's five-year plan, begun in 2003, was nearly complete and that he was planning repairs and improvements for 2009-2014. He said that the most extensive projects have been completed and that by 2014, he expects to complete the rest.

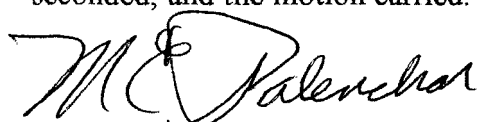
For the next 40 minutes Manager Lorang and various Board members answered numerous questions from residents. Most questions centered on costs for the carports, on ongoing legal actions against the original contractor, and on the possibility of future assessments. Treasurer Sara Bridger offered to meet with interested residents concerning specifics involved in determining the additional assessment of \$258,575 for carport construction resulting from Hurricane Wilma damages.

At 10:50, Judy Martin gave a report on the Library Committee outlining the types of materials available therein. Evva Carpino reported on the Social Activities Committee advising residents that the "Happy Hours" would continue and that Bingo games would commence on September 17. Mary Ellen Palenchar gave an update from the Landscape Committee and reminded residents of the new fitness activities available: water aerobics and stretching classes.

At 10:55 President Buscemi asked for a motion to accept the proposed additional assessment for carport construction in the sum of \$258,575 .A letter notifying unit owners about this additional assessment had been mailed to everyone around August 15, 2008. The assessment would be due on November 1, 2008. Bob Rae so moved, Sara Bridger seconded, and the Board voted unanimously to approve the assessment.

President Buscemi then told residents that the Board had had a request to establish a committee to review and to revise, if necessary, the Rules and Regulations, as well as the Bylaws of the Association. Susie Miller of Center Harbor so requested in writing and offered to chair the committee. David Locke moved to establish this committee, Mary Ellen Palenchar seconded, and the motion carried.

At 11:05, the President asked to adjourn the meeting. Iris Leipic so moved, Bob Rae seconded, and the motion carried.

A handwritten signature in cursive script, appearing to read "M. E. Palenchar".

Mary Ellen Palenchar  
Secretary