

HILLSBORO COVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS' MEETING: MINUTES

AUGUST 19, 2010

President Lou Buscemi called the meeting to order at 10:00 in the Clubhouse. The Secretary verified that the meeting had been duly posted 48 hours in advance. She then called the roll. Present were: Lou Buscemi, Sara Bridger, David Locke, Mary Ellen Palenchar and Bob Rae. Iris Leipic was absent. Bette Ann Weinstein had resigned as a Director as of August 15, 2010.

Lou asked for a motion to dispense with reading of the minutes of May 19, 2010. Bob Rae so moved; Sara Bridger seconded and the motion carried. David Locke moved to change the Order of Business in order to seat a new Director. Sara Bridger seconded and the motion carried. Lou thanked Bette Ann Weinstein for her service to the Association and noted that she had given a lot of time to the community. David Locke then moved to appoint Dick Martin of West Harbor as a Director. Sara Bridger seconded and the motion carried. Dick Martin was seated at the Directors' table and gave the community a summary of his qualifications for the position. Reports from Directors followed.

Lou summarized the status of the survey to install barbecues and an area for kayaks and canoes. He said that the survey did not show "enough interest on the part of residents to put these items out for a vote." He said that these initiatives were being "put to rest" for now. (Results of the survey are attached.)

Treasurer Sara Bridger gave a report of the finances. She said that the \$22,000 left in the carport account would remain there until a judgment on September 15. She also said that three residents were in arrears with their payments and their cases were in the hands of our attorneys. She added that money is "very tight and no major projects are scheduled for the remainder of this year."

Bob Rae reported that no one is on the waiting list for a boat slip and that 10 are presently vacant. Two boats are for sale and 22 leaks in the seawall have been repaired.

David Locke gave an extensive summary of the concrete restoration project, outlining the financing and saying that the project is finally completed. He then reported on the fire alarm situation, saying that we have a reprieve from the State regarding installing an alarm with a horn and strobe light in every apartment. The cost will run upwards of \$600,000 and that we would be facing this project in the future. He also talked about security issues saying that the Board is looking into installing cameras in the carports and on the light poles and adding motion detectors in the stairwells.

Mary Ellen discussed the recent trimming of shrubs and trees around the property. She also reminded residents that donations are welcome but that it is up to the Board to decide how they are used.

Pat Davis noted that there is now a "New Arrivals" shelf in the library and that the Library Committee had been receiving "lots of donations". Nancy Marchione reported on the Social Activities Committee and Ginny Dunleavy reminded everyone about the monthly coffee. At 10:55 Lou called for a motion to adjourn. Bob Rae so moved, Mary Ellen Palenchar seconded, and the motion carried.

Mary Ellen Palenchar

Secretary