



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

(954) 421-2920

SPECIAL MEMBERS'/BOARD MEETING

December 2, 2009

President Lou Buscemi opened the meeting at 7 pm. This year, the meeting was held in the Clubhouse. Ray Moore confirmed that we had a quorum. The Assistant Secretary verified that the meeting had been posted in advance of the required 14 days.

Lou reminded those present that the purpose of the Members' meeting was to vote for fully-funding, partially-funding or not funding the reserves for the 2010 budget. He reminded them that the budget was presented at the November 12th Board meeting and a copy had been mailed to all unit owners.

Treasurer Sara Bridger was asked to give a summary of the budget. Unit owners were informed that there would be no increase in the maintenance assessment next year. Sara also stated that a new auditor had been hired. Sara also explained how the docks are to be funded and then proceeded to answer questions.

Property Manager, Bob Lorang, answered a few general questions regarding the concrete restoration, the paving project and the budget item pertaining to staff uniforms. Assistant Treasurer, David Locke, responded to the Eastport residents' concerns about the concrete restoration informing them of its status and an overview of the project.

Lou asked Ray Moore for the results of the voting. The results were partial funding 185, fully funding 4 and no funding 14.

The President asked for a motion to adjourn the Special Members' Meeting. A motion was made by Sara Bridger and seconded by Iris Leipic and the motion carried.

President Lou Buscemi then called the Board of Directors' meeting to order. The following members were present: Lou Buscemi, Sara Bridger, Iris Leipic, David Locke and Bette Ann Weinstein. Mary Ellen Palenchar and Bob Ray were absent. The Assistant Secretary verified that the meeting had been duly posted. Lou then asked for a motion to dispense with the reading of the minutes of the November 11th, 2009 Board meeting. Bette Ann Weinstein so moved, Iris Leipic seconded and the motion carried.

The President then requested a motion to accept the 2010 budget with partially funded reserves. David Locke so moved; Bette Ann Weinstein seconded and the motion carried.

Lou requested a motion to adjourn the meeting. David Locke so moved and Sara Bridger seconded. The motion carried.

Iris Leipic, Assistant Secretary