



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

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ANNUAL MEETING OF MEMBERS

February 18, 2008

- 1. Call to Order:** At 7:07 pm in the Deerfield Beach Chamber of Commerce hall, President Lou Buscemi called the Annual Meeting of Members to order. He said: "The purpose of this meeting is to elect three officers to the Board of Directors for a two-year term. Tonight, we have invited Donna Berger, an attorney with the law firm of Katzman Korr, to chair this meeting. She is a partner in that firm and also the Executive Director of the Community Advocacy Network (CAN). Accompanying her is her associate, also an attorney, Mary Ann Chandler."
- 2. Roll Call:** Secretary Mary Ellen Palenchar then called the roll. All members of the Board of Directors were present: Lou Buscemi, Bob Rae, Sara Bridger, Joe DiCarlo, Mary Ellen Palenchar, Iris Leipic, and John Carpino.
- 3. Election of meeting chairperson:** President Buscemi then explained that because this was a members' meeting, he could not chair it and asked for a motion to have Donna Berger chair the meeting. Bob Rae so moved and the motion carried.
- 4. Election of inspectors of election:** Ms. Berger then asked for volunteers to oversee the counting of ballots. The following volunteered: Joe Fantini, Nancy Marchione, and Mario Daniele. Ms. Berger officially opened the Annual Meeting (7:15 pm)
- 5. Certification of quorum:** Ms Berger then asked Ray Moore, Chair of the Election Committee, to certify that there was a quorum. Mr. Moore responded that there was a quorum with 93 residents attending and 79 proxies, for a total of 172.
- 6. Reading or disposal of minutes:** Ms. Berger asked that in the interest of time, she would ask for a motion to waive the reading of the minutes and to accept them. Kathy Barlow so moved, and Ms. Berger called for a show of hands to vote to support the motion. The motion carried.
- 7. Verification of notice of meeting:** The Secretary verified that the notice of the annual meeting was duly mailed out and posted in advance of the required 60 days.

8. Board Members' reports: Ms. Berger asked if any Board Member had a report. Hearing "No", she asked that that answer be noted and moved on to the Committee Reports.

9. Committee reports: Mary Ellen Palenchar, co-chair of the Landscape Committee reported that the committee had met on January 23, 2008, and the following residents had volunteered to help with ideas and/or actual watering and supervision of plantings: West Harbor: Hannie Amadeo, Marion Culbertson, Judy Martin; Center Harbor: Iris Leipic (Co-Chair), Phyllis Hauck, Virginia Mason and Jim Williams; Eastport: Dorrie Locke, Chong Cha Maudlin., and Priscilla Rebello. The next meeting was scheduled for Wednesday, February 27, at 10:00 am in the Club House.

Virgina Dunleavy then reported on the activities of the Library Committee. She reminded residents that the Library has an extensive collection of best-sellers and classics, as well as some DVD's, videotapes, books on tape, magazines, and cookbooks. She said that plans are underway to add another bookcase because the collection is so large. Members include: Pat Davis, Judy Martin, Ginny Dunleavy and Jeanette Kramer.

10. Unfinished Business: Property Manager Bob Lorang then provided updated information on ongoing projects, such as the improved front entrance, the completion of the catwalks and painting in Eastport (projected timeline – 3 to 4 months), concrete restoration on the north side of Eastport, the carport construction, the Fitness Room, and the pool; area. He noted that all maintenance for the pool area is now being done in house and that all equipment in the pump room is in good working order. He reported on the drain lines, the staff changes and putting together a plan for 2009 which will include the completion of the concrete restoration at Eastport and paving the property.

11. New Business: In response to Ms. Berger's call for new business, Board vice-president, Bob Rae, refuted some points concerning the carport construction which appeared in a letter sent to all residents on February 7. He said that the City stopped construction only once, not three times as stated in the letter, and that the construction company picked up all additional costs, not the Association, as implied in the letter. He urged residents to ask him for information at any time and he would provide it and to desist from circulating "erroneous" information that was "damaging" to the community.

Resident Frank Kramer then asked why the Association dropped the Phoenix Management's handling of the books. Iris Leipic said that the books had always been done in house previously and Sara Bridger said that Phoenix was not providing timely reports and that after returning the bookkeeping to the Association it took more than a year to straighten things out.

Bette Ann Weinstein asked if the books were audited every year by professionals. Sara Bridger said, "Absolutely." She reminded the residents that the audit is available to all residents and that the books are available to any resident who wants to see them.

Tom Elling asked that the last payment for the carports be pushed back, and Sara Bridger replied that the Board had already decided to delay that payment another month

or two depending on the carport progress. She added: "We don't pay them until the work is done."

Chuck Laser complimented the Board for doing a "terrific job."

Arthur Ratte asked why the carports took precedence over the concrete restoration at Eastport. Lou Buscemi responded that the carports did not take precedence over the concrete restoration at Eastport. Hurricane Wilma intervened, and the carports needed to be addressed as a safety issue along with the concerns of the residents. Neither project took precedence over the other. Both have been worked on simultaneously over the past months.

Frank Kramer then asked if the Board had "arrived at a fixed cost of all projects for the next five years?" Sara Bridger replied, "No. We are working on that now."

Karl Sydor asked how the catwalks in Eastport were going to be smoothed out, and Bob Lorang described the three-step process.

Jim Miles asked about replacing an exterior door and was told to call Vivien, the Secretary, to get on the list.

Joe Fantini asked if the Board members rotated positions. He was told that after the new Board would meet to determine positions.

12. Results of election: At 7:50, Ms. Berger asked if the counting was complete. Ray Moore reported that the three incumbents, Sara Bridger, Mary Ellen Palenchar and Iris Leipic had been reelected with 143, 119, and 102 votes respectively.

13. Adjournment: At 7:55, Ms. Berger asked for a motion to adjourn. The motion carried.



Mary Ellen Palenchar
Secretary