



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

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ANNUAL MEMBERS' MEETING/ELECTION OF BOARD MEMBERS FEBRUARY 17, 2009: MINUTES

- 1. Call to Order and Election of Chairperson:** At 7:00 pm in the Deerfield Beach Chamber of Commerce hall, President Lou Buscemi called the Annual Meeting of Members to order. He thanked the candidates for their interest in the Association and also thanked retiring Board member, John Carpino, for his four years of service. He then asked for a motion to appoint Attorney Jill Miller as impartial Chair to conduct the meeting. Iris Leipic so moved, Bob Rae seconded and the Board voted unanimously to support the motion.
- 2. Appointment of inspectors of election:** Ms. Miller began the meeting by asking for volunteers to oversee the opening and counting of ballots for the four slots on the Board of Directors. The following volunteered: Helene Wechterman (CH 622), Nancy Marchione, Jim McGeary (WH 206), and JoAnn Zuckerman (EP631).
- 3. Opening and counting of ballots:** At 7:05, Ms. Miller asked the residents if everyone had submitted his/her vote. She then announced, "The polls are closed" and directed that the opening and counting of ballots begin.
- 4. Certification of quorum:** The Assistant Chair of the Election Committee, Joe DiCarlo, announced that a quorum had been reached, with 86 residents in attendance and 118 proxies sent in, for a total of 204.
- 5. Roll call:** The secretary called the roll. All were present: Lou Buscemi, Bob Rae, Sara Bridger, David Locke, Mary Ellen Palenchar, Iris Leipic, and John Carpino.
- 6. Verification of notice of meeting:** The Secretary verified that the notice of the meeting was duly posted and mailed to all residents at least 60 days in advance and that an affidavit to that effect would be filed with the minutes of this meeting.
- 7. Disposal of minutes:** The Chair asked that in the interest of time she would entertain a motion to accept the minutes of the previous Annual Meeting, February 18, 2008, without being read. Mary Ellen Palenchar so moved, David Locke seconded, and the motion carried unanimously.

8. Treasurer's and Property Manager's Reports: Treasurer Sara Bridger began by stating that Hillsboro Cove is one of the few condo associations with no foreclosures. She reported that 2008 was a "very expensive" year for the Association but that overall the finances were in good shape. She noted that the Association had distributed its funds among four banks so that the funds were all insured by the FDIC. She also said that by March 15, every resident would receive an accounting of the carport expenditures with the quarterly assessment mailing.

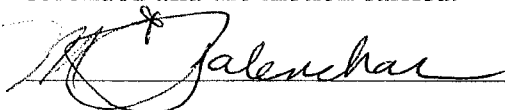
Property Manager Bob Lorang talked about the Hillsboro Boulevard project, how long it would take to complete and what some of the landscaping would look like. He also reported that the paving should be completed by September and would begin in April. He urged residents to call the emergency number if they needed help. He closed his report by talking about future improvements to the pool area, the fitness center, and to the fire systems. He also mentioned that the Association would soon have a website on which residents could find information and forms.

9. Committee reports: The following residents reported on the projects and activities of their respective committees: Mary Ellen Palenchar on the Landscape Committee and also on the Social Activities Committee (for Evva Carpino); Jeanette Kramer on the Library Committee; Lou Buscemi on the Morning Coffee and Computer Class (for Ginny Dunleavy) and on the Rules and Regulations Committee (for Susie Miller); and Bob Lintz on the newly- formed Wildlife Committee.

10. New Business: Frank Kramer (EP 741) proposed that all changes to the rules and regulations be recorded with Broward County and that a full accounting of carport funds be distributed. He also asked Bob Lorang about the number of liens still outstanding against the Association and the status of legal action surrounding them, to which Bob replied, "one" and explained the situation. Gerald Cutler (EP 938) questioned Mr. Kramer about his comment that all rules had to be recorded with the county. Art Huster (EP 444) asked that the Newsletter revert to including names of new residents and of deceased residents as the Compass Rose had done previously. Joann Nagle (WH 109) also said that she liked the informal format of the previous newsletter. President Lou Buscemi called for a show of hands of those who would like to see the listing of new and deceased residents in the newsletter and said that the Board would adopt such changes. He also said that the new Hillsboro Cove Website might be a good place for such postings.

11. Election results: Mr. DiCarlo then read the results of the election: Lou Buscemi (202 votes), Frank Kramer (67 votes), David Locke (201 votes), Bob Rae (200 votes), and Bette Ann Weinstein (190 votes). Therefore, the new Board members would be Lou Buscemi, David Locke, Bob Rae, and Bette Ann Weinstein.

12. Adjournment: At 7:55, Ms. Miller congratulated the new Board members and asked for a motion to adjourn the meeting. Mary Ellen Palenchar so moved, Iris Leipc seconded and the motion carried.



Mary Ellen Palenchar, Secretary (2/18/09)