

*Hillsboro Cove Condominium Association*  
Board of Directors' Meeting: February 7, 2012

**MINUTES**

President Lou Buscemi opened the meeting at 7:00 pm in in the Clubhouse. After verifying that the meeting had been duly posted 48 hours in advance, the Secretary called the roll. All Board members were present: Lou Buscemi, Bob Rae, Mary Ellen Palenchar, Sara Bridger, Nick Marchione, Rose Sexton and Dick Martin. The President asked for a motion to dispense with reading the minutes of November 30, 2011 and to accept them as posted on the website. Bob Rae so moved; Sara Bridger seconded, and the motion carried.

The President then asked if any Board or Committee member wished to report. Ray Moore of the Election Committee urged residents to turn in their proxies so that there would be a quorum for the Annual Meeting to be held on February 16.

The President proceeded to Old Business and asked the Secretary to read the proposed procedure for handling any funds collected by Committees . The Secretary read the proposal:

- All monies collected from Committee-sponsored activities, such as cocktail parties, group trips, and White Elephant Sales shall be deposited in the Hillsboro Cove Condominium Association Activities Account.
- These funds must be used to improve Association property.
- The Activities Account is an Association account overseen by the Board.
- Two signatures are required on all checks: the Committee Chairperson and a Board member.
- The Committee or the Board may make specific recommendations for use of these funds; however, the Board will make the final decision.
- All Committee and Board recommendations will be voted on at a scheduled Board meeting.
- The Activities Account checkbook shall remain in the Main Office at all times.

Mary Ellen Palenchar moved to accept the proposal as read, Bob Rae seconded and the motion carried. The President then asked for discussion. Resident Jim McGeary suggested changing the term "all monies" to "net" monies. Residents Ginny Dunleavy, who runs the monthly "Coffee", and JoAnn Nagle, who runs the monthly Bingo, noted that all the money collected from their activities is used for supplies and prizes. The President asked the Secretary to reaffirm the change in the motion and called the question. It carried unanimously. (The revised proposal will be included in the Rules and Regulations as posted on the website.)

The President asked the Board to consider the question of sending out the installation of a barbecue for a vote by the residents. A temporary barbecue has been in place near Eastport for almost six months

and requires a vote by the residents to make it permanent. Rose Sexton moved to send the matter out for a vote. Dick Martin seconded, and the motion carried. The President opened the question to discussion. Many residents spoke. Bette Ann Weinstein asked if there had been any discussion of additional barbecues. Nancy McCue said she would hesitate to vote for a barbecue if one were located only down by Eastport. Tom Elling suggested extending the trial period and adding at least one more barbecue near West Harbor and Center Harbor. Mary Ellen Palenchar suggested a revised motion: "I move to establish another temporary barbecue between West Harbor and Center Harbor on a trial basis for a period of three months after which the issue will be sent out for a vote by the members. The original barbecue trial will be extended by three months." Bob Rae so moved, Sara Bridger seconded, and the motion carried.

Moving on to New Business, the President described the shuffleboard court situation and the injuries residents have incurred while crossing this area. Rose Sexton proposed the following motion: "I move to put to a vote by the owners the question of removing the shuffleboard court which is believed to be rarely used for recreation and is more of a hazard." Nick Marchione seconded, and the motion carried. The President then entertained discussion. Sara Bridger said she was in favor of simply leveling the courts. Chuck Laser said he had rarely seen anyone use the courts for playing shuffleboard, and many residents agreed that people used the courts as a shortcut to the Office. Nick Marchione asked for a show of hands of those in favor of removing the courts and laying sod down until a suitable plan for the space could be established. The vote seemed overwhelmingly in favor of this action so the President called the question. Rose Sexton reread her motion; Mary Ellen Palenchar seconded, and the motion carried.

Also under New Business, the President asked for a motion "to accept the Rules and Regulations as they were retyped in June 2011 and posted on the website." Mary Ellen so moved, Sara Bridger seconded, and the motion carried. Hearing no discussion, the President called the question which passed unanimously.

President Buscemi announced that Dennis Roarty had resigned as Chair of the Clubhouse Committee and that David Locke would take his place. He thanked Dennis for getting the project started and hoped that work on revitalizing the Clubhouse would continue.

President Buscemi then opened the meeting to general questions from the residents. Judy Martin asked that the Association or the Social Activities Committee purchase new luggage carts because the current ones are in bad condition. Ken Mason asked about the amount of bad debt and the number of foreclosures.

At 8:15, Dick Martin moved to adjourn the meeting, Bob Rae seconded, and the motion carried.

Mary Ellen Palenchar  
Secretary