

HILLSBORO COVE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS' MEETING: JANUARY 14, 2011

MINUTES

President Lou Buscemi called the meeting to order at 10:00 am in the Clubhouse. After verifying that the notice of the meeting had been duly posted the Secretary called the roll. All Board members were present: Lou Buscemi, Sara Bridger, Iris Leipic, David Locke, Dick Martin, Mary Ellen Palenchar and Bob Rae. The President then asked for a motion to dispense with reading the minutes of November 30, 2010 since they were posted on the Association website and available in the office. Mary Ellen Palenchar so moved, Iris Leipic seconded, and the motion carried.

Because there were no reports from Directors, Property Manager Bob Lorang proceeded to discuss new projects. These included, new shopping carts, penalties for contractors using the shopping carts and/or luggage racks to transport materials and debris, painting of dumpster rooms, discussion group for renovating the Clubhouse, stopping feeding stray cats on property, new lighting for Eastport, staining dock pilings, pool heating schedule to be posted on bulletin boards, and concrete restoration in West and Center Harbor buildings.

Lorraine Sherman then gave an update on the Social Activities Committee announcing that the White Elephant Sale would be held on January 29. Jo Ann Nagle reminded people about the monthly Bingo, and Sandy Silvoy talked about a proposed barbecue for February 3.

The President then moved on to Old Business which consisted of Treasurer Sara Bridger reporting on returning the excess funds (\$22,494.25) from the carport construction to the residents in proportion to their assessment: 1/1 - \$34.54; 1/1.5 - \$43.18; 2/2 - \$69.09; 3/2 CH, WH - \$90.68; 3/2.5 - \$94.99; all 3's EP - \$125.07. She asked for a motion to return the funds as a credit on the next (April 1) assessment. David Locke so moved, Sara Bridger seconded, and the motion carried.

Under New Business, Carol Roarty reported on a new Committee to study the possibility of installing a nautical flag and garden between Center Harbor and Eastport. She reviewed how the Committee was formed and that Bob Rae had spearheaded the fundraising effort for the flagpole. The pole and garden will be paid for by donations from residents. Mary Ellen Palenchar then reported on the Landscaping Committee's involvement with the flagpole project. She thanked the many volunteers for their work in maintaining the grounds and in meeting with a landscape designer to plan the garden around the flagpole. She asked residents to continue their generosity by supporting the garden with donations and said she had received some monies already. Mary Ellen moved that the Board and Flagpole Committee continue to explore the installation of the flagpole and garden. Lou Buscemi seconded, and the motion carried. Sara Bridger reminded the gathering that this project was not a Board project but a unit owner project.

At 11:07, after taking several questions from the membership, Lou asked for a motion to adjourn. David Locke so moved, Sara Bridger seconded, and the motion carried.

Mary Ellen Palenchar, Secretary

