



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

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BOARD OF DIRECTORS' MEETING

July 15, 2008

President Lou Buscemi opened the meeting at 10 am. The Secretary verified that the meeting was duly posted 48 hours in advance and then called the roll. Directors present included: Lou Buscemi, Sara Bridger, Iris Leipic, David Locke, Mary Ellen Palenchar and Bob Rae. John Carpino was absent.

The Secretary read the minutes of May 19, 2008, Board meeting. They were accepted with two corrections. Mary Ellen Palenchar moved to accept as corrected and Iris Leipic seconded. The motion carried.

President Buscemi then said that the purpose of the meeting was informational and that Sara Bridger, Treasurer, and Bob Rae, Vice-President would give reports.

Sara Bridger reported that the budget was in good shape, with most items staying within the allocated budget. She noted some exceptions, such as the pool fuel budget and the generator budget. She also said that the Board had decided to move up the final payment of the carport assessment to September 1, 2008, and that a mailing would be sent out notifying all residents of this change. Members asked various questions about monies for concrete restoration in Eastport as well as about other related financial issues.

Bob Rae gave a detailed report on the problems and resolutions associated with the carport reconstruction project. He gave specifics on the failings of the original contractor, Pasquale Construction, and said that the Association had filed complaints with the Broward Sheriff's Office, with the State's Attorney's Office, and with the State Licensing Board. He noted that we had terminated the contract with Pasquale and signed a contract with Summit Contracting on June 10, 2008. Summit began work on June 16, and work is progressing steadily.

Landscaping Committee Chair, Mary Ellen Palenchar, reported that all planting had been done for the Broward Beautiful grant.

At 10:50, having no further business, the President asked for a motion to adjourn. Mary Ellen Palenchar so moved, Sara Bridger seconded, and the motion carried.

M E Palenchar
Secretary