

MINUTES
SPECIAL MEMBERS'/BOARD OF DIRECTORS' MEETING
TUESDAY, JULY 7, 2015 AT 7:00 PM-CLUBHOUSE

SPECIAL MEMBERS' MEETING

President John Evans called the meeting to order at 7 pm and confirmed that there was a quorum. Lou Busemi verified that 232 people voted and the necessary quorum was 160. When asked by the President, the Secretary reported that this meeting had been duly posted in advance.

At this point, John asked if anyone wished to change their vote for the Pool Project. When no one responded, he asked the voting committee for the results.

Yes in favor of the pool project 170
No against the pool project 62

ADJOURNMENT

At 7:05, the President then asked for a motion to adjourn. It was so moved, seconded and the motion carried.

BOARD OF DIRECTORS' MEETING

At 7:07, John called the Meeting to order. He asked the Secretary to call the roll. Directors present were: John Evans, Frank Kramer, Lou Busemi. Donna Bowman. Glenn Baker was present via a conference call. Nick Marchione was absent. The Secretary verified that the Meeting had been duly posted in advance.

NEW BUSINESS

Appointment of new Board Member

The President asked for a motion to appoint Michael Corcoran to the Board of Directors. Lou so moved. It was seconded by Frank and passed uniamously.

DIRECTORS' REPORTS

Treasurer's Report (Given by John Evans for Nick Marchione, Treasurer)

Last month we had three delinquent owners and this month we only have one remaining. We opened two new accounts at PNC. Frank announced they gave us an incentive for opening a new account of 1.5 % for the first six months which amounted to about \$1,200.

Roofing and AC Project update at West Harbor and Center Harbor (Bob Lorang)

We have hired a roofing consultant, Les Knopf of Jupiter to oversee the project. A moisture test was done and the test came back better than we had anticipated. It was found that we have less than 1 percent moisture reading. The Consultant estimates the remaining life of the roofs at 2 to 3 years. A tapered roof design was suggested to divert standing water to roof drains. Presently, we have \$300,000 in the roof account and \$165,000 in the AC stands. We have been saving three years for this project. We will have enough money to complete two roofs when needed.. There will be Workshop on the Roof Project in the near future to give information as we receive it.

Committee Reports

Insurance Committee (Frank Kramer reporting for Chairperson Bob Wagner)

Committee met last week

Reviewed all the Government Regulations

Met with current Insurance Agent

Looked at different insurance companies (les than "A" rated).

Discussed hardening the building which would include hurricane windows and doors and balcony shutters.

Committee will be meeting with other insurance agents for suggestions of saving money. Nick is making the arrangements.

Frank invited all members of our Condo Association to attend the Insurance meetings as they are posted on the bulleting boards.

HURRICANE PREPAREDNESS (Donna Bowman)

In the event of a hurricane, Lainie has put together a Help Committee for each building and floor.

Each building has a Team Leader.

Eastport - Donna Bowman

Center Harbor - Kathy Barlow

West Harbor - Joanne Nagle

Each building has a Captain per floor.

Volunteer names are posted on your building bulletin boards.

SOCIAL COMMITTEE (Hal Allen)

\$3,674 is in the account

Movie Night on the 19th

Pizza Happy Hour on Wednesday, July 22

Committee is planning a big social for Labor Day (to be announced).

OLD BUSINESS

Document Committee

John presented a finished copy of the Amended and Restated Declaration of Condominium of Hillsboro Cove to Maryellen and Nancy. They were asked to have a committee meeting to review and submit back to the Board in bullet form any suggested changes or questions.

Pool Project Update (Bob Lorang)

A plan for the pool up-date project has been developed over the past year. The necessary work was explained.

Steps relocated off center

Extended bench near steps for seating about five people

Lighting in the pool

Handicapped ramp

Pipes will be replaced

Depth of pool. A future discussion is needed to decide depth.

All new tile around the pool

The budget maximum for this project is \$150,000

A resident asked what the time frame was for the completion. It is anticipated that the project duration will be 3 or 4 months.

ADJOURNMENT

Meeting was adjourned at 8:30.

Next meeting will be Tuesday, August 4 at 10 am in the clubhouse.

Donna Bowman, Assistant Secretary