



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

(954) 421-2920

BOARD OF DIRECTORS MEETING

May 19, 2008

President Lou Buscemi opened the meeting at 10 am.

The Asst. Secretary then called the roll. Present were: Lou Buscemi , Bob Rae, John Carpino and Iris Leipic.

Absent Directors were Sara Bridger, Mary Ellen Palenchar and David Locke.

The Asst. Secretary Iris Leipic confirmed that notice of the meeting was posted as required, at least 48 hours before the meeting.

The minutes of the meeting of April 30 were read by Asst. Secretary and accepted as read with Bob Rae making the motion and Iris Leipic seconded.

Carport project Manager Bob Rae gave an update on the status of the carports stating: After several meetings numerous e-mails and telephone calls with the present contractor and respective attorneys we have not been able to resolve our differences.

On May 15 we legally terminated the contract. We are now able to enter into a new contract for the completion of the carports.

We had three contractors bidding the job and again after numerous meetings and negotiations we have selected a new contractor. This selection was based on ability to do the job, past track record and costs. Bob Rae then made the motion to award the contract to Summit Construction of Delray Beach. Iris Leipic seconded and the motion carried.

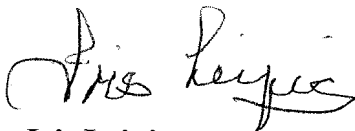
Members raised many questions about having a Performance Bond, Bob explained having a bond was very costly and in the case of Hillsboro Coves situation it would not have covered us, also you have to go through litigation first before any monies would be awarded. He went on to explain that the new contractor is in good shape and could get a Bond if we chose.

Questions were also raised about whether the cost would be higher with the new contractor Bob stated that was unknown until all litigation and other costs and damages were settled with the past contractor.

Bob Rae informed the members that they are looking at constructing three car ports at a time and replying to a resident's question explained how the traffic situation in Eastport would work with building carports two, three and six together. The construction of the final three would take place during the winter months. Bob Lorang explained how the construction traffic would be diverted behind carport five

New Business: A question was asked about the new entrance costs and why it was not a line item, Manager Bob Lorang explained that the costs were under \$10,000 and therefore was included in the landscape budget and did not need to be a line item. Numerous other questions the members asked were answered by the Directors.

President Lou Buscemi asked for a motion to adjourn the meeting, Bob Rae so moved and was seconded by Iris Leipic. The motion carried.



**Iris Leipic
Asst Secretary.**