



# Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

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## BOARD OF DIRECTORS' MEETING MAY 20, 2009

**1. Call to Order:** President Lou Buscemi called the Board of Director's meeting to order at 10 am in the Clubhouse. He thanked the residents for being so patient during all the construction both on the property and along Hillsboro Blvd.

**2. Notice of Meeting and Roll Call:** Secretary Mary Ellen Palenchar affirmed that the meeting's notice had been duly posted 48 hours in advance and then called the roll. The following Board members were present: Lou Buscemi, Sara Bridger, Iris Leipic, David Locke, Mary Ellen Palenchar, Bob Rae, and Bette Ann Weinstein.

**3. Approval of Minutes:** In the interest of time, President Lou Buscemi asked for a motion to dispense with reading the minutes of the April 2, 2009, meeting and to approve them as drafted. Bob Rae so moved; Sara Bridger seconded, and the motion carried. Lou reminded residents that all minutes are available on the Association's website.

**4. Property Manager's Report.** At 10:05 am, Bob Lorang discussed both the paving and concrete restoration projects. He also described the backflow projects which resulted in an unforeseen expense (\$69,500) because the existing pipe to Center Harbor failed and had to be replaced. In answer to a resident's question, Treasurer Sara Bridger explained that the money for this replacement would come from monies already in our budget. President Buscemi then asked for a motion to authorize the expenditure for the fire pipe repair to Center Harbor. David Locke so moved; Sara Bridger seconded, and the motion carried unanimously.

### **5. Board Members' Reports:**

Vice-President and Dockmaster Bob Rae said that 34 new lights would be installed along the docks to ensure greater security there. These lights would beam out onto the water rather than up into the apartments. Money for these would come from the dock account. He also discussed the protection of boats in front of Eastport during the concrete restoration.

Secretary Mary Ellen Palenchar thanked all those involved in maintaining the flowering plants around the property and said that landscaping was on hold until construction is complete. She thanked Dennis and Carol Roarty for a generous donation used to enhance the pool landscaping.

Bette Ann Weinstein reported on the Board's review of the recommendations submitted by the Rules and Regulations Committee. She said that she and Sara Bridger and Iris Leipic had met four times and were sending their recommendations back to the Committee at a meeting to be held at 7:00 pm that evening. Bette Ann said that they had reviewed the first 28 pages of recommendations. She advised that any changes that affect common elements will go out for a vote by the residents.

David Locke reported that the Association received 11 bids for the concrete restoration project of Eastport. Four companies were interviewed, and the Board had decided to give the contract to Restoration Technology, Inc. He moved to formally ratify this contract. Bette Ann Weinstein seconded; and the motion carried.

David explained that the Association had also sought and received an increase in our line of credit from SunTrust Bank from \$1 million to \$1,239,300. He made a motion for the Board to approve that increase. Lou Buscemi seconded. The motion carried with six members in favor and one, Sara Bridger, opposed.

David briefly described the set of rules developed for the balconies undergoing construction. The Board has prepared a packet for the residents of Eastport who must comply with the new rules as set both by the state of Florida and the city of Deerfield Beach. David emphasized that residents wishing to affix anything besides the screens and their frames at the edge of their balconies must have a Deerfield Beach building permit. He advised residents of Eastport to remain for the meeting directly following at which representatives from Restoration Technology would answer any questions and advise residents what to expect during construction. David then made a motion to accept the Balcony Rules as written. Lou Buscemi seconded, and the motion passed unanimously.

**6. Old Business:** Lou asked if there were any Old Business. Hearing none he proceeded.

**7. New Business:** Resident Susie Miller asked if there were a Hurricane Preparedness Committee. Resident Ray Moore noted that there had been a series of floor captains and building leaders in place to gather information from residents as to who might need assistance, etc. Bob Lorang said that he keeps the gas tanks for the Association's grills at his house because they cannot be stored within 10 feet of any building. Resident Marjorie Hemphill asked what was being done about residents grilling on their balconies. Resident Buscemi answered that the Manager has been unable to determine exactly who is violating this rule. Bob Lorang reiterated that Fire Laws forbid anyone cooking on their balconies.

**8. Adjournment:** At 11:05, Lou called for a motion to adjourn. Iris Leipic so moved; Bob Rae seconded, and the motion carried unanimously.

Mary Ellen Palenchar  
Secretary

