

## HILLSBORO COVE CONDOMINIUM ASSOCIATION

### SPECIAL MEMBERS'/ BOARD MEETING: NOVEMBER 30, 2010

#### MINUTES

President Lou Buscemi opened the meeting at 7:00 pm in the Clubhouse. He began by ascertaining that there was a quorum and asked Ray Moore to begin counting the votes on the method of funding the Reserves for 2011. He then called the meeting to order and had the secretary verify that the meeting had been duly posted 14 days in advance. He invited residents to ask questions about the proposed budget. Questions included the cost of propane to heat the pool and the possibility of using natural gas, the employee salaries, and group insurance rates.

After giving residents a chance to change their votes, he called on Mr. Moore for the results on how to fund the Reserves. 194 residents voted for partial funding; 11 for no funding, and 12 for full funding. Next, Ray gave the tally of the vote to apply prior undesignated Reserve Funds to the general Deferred Building and Grounds category. 197 residents voted in favor of this application. Lou then asked for a motion to close the Special Members' part of the meeting. Bob Rae so moved; Iris Leipic seconded ; and the meeting closed.

The Board meeting began with the roll call. All Board members were present: Lou Buscemi, Sara Bridger, Iris Leipic, David Locke, Dick Martin, Mary Ellen Palenchar and Bob Rae. After verifying that the meeting was posted 14 days in advance, Lou asked for a motion to dispense with reading the minutes of October 20, 2010 because they were posted on the Association website. Bob Rae so moved, Iris Leipic seconded, and the motion carried.

Lou asked if any Director had a report. Hearing none, he told the meeting that the City of Deerfield Beach had recently appointed Bob Rae as a Hillsboro Inlet District Commissioner. This Commission, established in 1957, maintains and improves the Inlet as a safe and navigable waterway. Its main concern is dredging approximately 100,000 cubic yards of sand from the Inlet each year and depositing them on the south side of the Inlet. Bob Rae reported on the current state of pilings replacement along the docks and then proposed the installation of a nautical flag on the property. Several residents expressed interest in donating to this project, and Bob will gather more concrete information on costs for the next meeting.

After learning that no committees wished to report, Lou asked Manager Bob Lorang for a projects update. Bob outlined the following projects for 2011: replacing all catwalk lights in Eastport; retexturing and repainting all first floor walks; painting the apartment doors in Center Harbor and Eastport; and obtaining an engineering report for the concrete restoration needed in West Harbor and Center Harbor. He also mentioned repairing the roofs of all buildings, replacing shopping carts, resurfacing the pool, and adding copper pipes to the five stacks in Center Harbor that have not had

them installed yet. Future projects could include upgrading and redesigning the gym, upgrading the Clubhouse rooms and kitchen, redoing the pool deck, and upgrading the dumpster rooms.

Bob continued his report by asking residents to call the Office if they think they need a new door on their apartment or if their toilet is constantly running. He reminded residents that the Association offers to replace the flapper for a nominal \$5. This is a major water-saving project for the Association. He ended with the following reminders: do not feed stray animals; instruct contractors not to work past 6:00 pm and not to dump trash in Association trash rooms; contact Mary Ellen Palenchar for approval before adding any plants to the landscaping; residents are responsible for cleaning up their oil leaks in the carports; and insurance mitigation reports could be found on the website. For other insurance matters, contact the Office. He also mentioned that owners would have a chance to opt out of the very costly High Rise fire code requirement effective 2016. He then answered questions from residents.

Lou then asked the Board if anyone had Old Business to discuss. Hearing none he moved to New Business which entailed voting to accept the 2011 budget as presented by the Treasurer on October 20, 2010 and mailed to all residents. Mary Ellen Palenchar so moved; Sara Bridger seconded, and the motion carried. Lou then asked for a motion to partially fund the Reserves as the members had so voted. Iris Leipic so moved; Bob Rae seconded, and the motion carried.

At 7:55 pm, Lou asked for a motion to adjourn the meeting. Bob Rae so moved, Sara Bridger seconded, and the motion carried.

Mary Ellen Palenchar, Secretary