



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

(954) 421-2920

BOARD OF DIRECTORS' MEETING

October 31, 2008

President Lou Buscemi called the meeting to order at 10:00 am in the Association Clubhouse. After the Secretary verified that the meeting had been duly posted 14 days in advance, she called the roll. The following Board members were present: Lou Buscemi, Sara Bridger, Iris Leipic, David Locke, Mary Ellen Palenchar, and Bob Rae. John Carpino arrived five minutes after roll call. The Secretary then read the minutes of the Board Meeting on September 22, 2008. Bob Rae moved to accept the minutes as read; Sara Bridger seconded the motion, and the vote was unanimous.

The President said that there would be no reports from Directors or Committees and that he would now ask Treasurer Sara Bridger to give an overview of the 2009 budget and the methods of funding the reserves. She reminded listeners that the Board was not voting on the budget today; rather, they were voting to send the budget out for a membership vote on how to fund the reserves. Sara began by thanking the Budget Committee: Iris Leipic, Laverne Linhart, David Locke, Bob Lorang, Frank Minucci, Raymond Moore, and Bette Ann Weinstein. She said that the maintenance fees would rise by 8% again and that the Association would be adding \$500,000 to the reserves for future projects. She urged residents to vote on how to fund the reserves: partially funded, fully funded or not funded. She added that the Board was recommending "partially funded" and that if a majority of the residents did not vote, either in person or by proxy, the reserves would be fully funded. Mary Ellen Palenchar moved to send the proposed budget and instructions on how to vote on funding the reserves out to the residents; Bob Rae seconded, and the motion carried.

The next order of business was three new Rules and Regulations. The President asked the Secretary to read each rule as it would appear in the Condominium's *Rules and Regulations* booklet. The Secretary began by reading the rule for Owners' Inspection of Records. Sara Bridger asked that item A6: "No unit owner shall be entitled to inspect records for more than one "working day" (normal Association hours) per month" be clarified as to how many hours are in a "working day" and whether such inspection should take place all in one day. Mary Ellen Palenchar moved to adopt the Rule as read with the proviso to clarify item A6; Bob Rae seconded and the motion carried. (Rule attached.)

The Secretary then read the proposed rule for Owners' Inquiries. Hearing no discussion from the Board members, the President asked for a motion to accept the rule as read. Bob Rae so moved; David Locke seconded, and the motion carried. (Rule attached.)

Finally, the Secretary read the proposed changes to an already existing rule concerning Owners' Participation at Meetings. The Secretary noted that the rule was already in the Association booklet, but that the Board wished to add item 1a:

Unit owners, wishing to speak to a specific item on the agenda, must submit a written request to the Chair at least 10 minutes before the meeting. Such request must specify the particular item to be addressed. Unit owners failing to timely submit the written request shall not be permitted to speak unless permitted by the Chair or a majority of the Board or Committee.

Sara Bridger objected to the added language, and after some discussion among Board members, Mary Ellen Palenchar moved to adopt the rule eliminating the aforementioned item 1a. Sara Bridger then questioned item 1b: "A unit owner may speak only once in reference to the item specified in the written request" since the Board had just agreed to eliminate that item. She suggested that unit owners be allowed to speak twice on an agenda item unless the Chair allows the owner to speak again. Mary Ellen Palenchar revised her motion to accept the rule minus item 1a and adding the word "twice" and "unless the Chair allows otherwise" to item 1b. She noted that by doing this the Board was leaving the rule for participation at meetings essentially unchanged from the existing rule. Bob Rae moved to accept the rule as amended; David Locke seconded, and the motion carried. (Rule is attached.)

At 11:15 am, after opening the meeting to questions from residents, the President asked for a motion to adjourn. Bob Rae so moved; Sara Bridger seconded, and the motion carried.

A handwritten signature in black ink, appearing to read "M. Palenchar", with a large, stylized initial "M" and a flourish extending to the right.

Mary Ellen Palenchar
Secretary