



Hillsboro Cove

Condominium Association, Inc.

1365 E. HILLSBORO BOULEVARD/DEERFIELD BEACH, FL 33441

(954) 421-2920

BOARD OF DIRECTORS' MEETING

September 22, 2008

President Louis Buscemi called the meeting to order in the Clubhouse at 10:00 am. He asked the Secretary to verify that the meeting was duly posted and to call the roll. After affirming that the meeting had been posted in advance of the required 14 days, the Secretary called the roll. All Directors were present: Louis Buscemi, Sara Bridger, John Carpino, Iris Leipic, David Locke, Mary Ellen Palenchar and Bob Rae.

The Secretary then read the minutes of the August 29, 2008, meeting. Iris Leipic moved to accept them as read; Bob Rae seconded, and they were accepted unanimously.

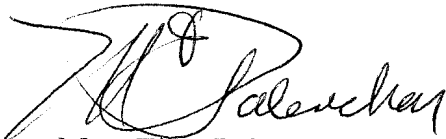
The President said that the meeting was called to consider only one new item of business; therefore, there would be no Directors', Property Manager's, nor Committee reports. He explained that the Board needed to send out a vote concerning terms for Directors. He advised residents that new provisions in FS 718, which would go into effect on October 1, 2008, would require one-year terms for Directors unless a majority of the unit owners voted to retain the two-year terms, with staggered elections, as provided in our By-laws (section B, article 3.2 (e)). He said that at this meeting he would ask the Board to approve polling the residents to see if they wished to retain our By-laws regarding elections. He then asked if there were questions. Board Member, John Carpino, read a newspaper column restating what President Buscemi had said. One resident, Frank Kramer, spoke twice in favor of yearly elections of the entire Board, and Virginia Dunleavy and Hannie Amadeo joined the majority in favor of retaining elections as stated in the By-laws. Finally, President Buscemi called for a motion to put the issue out for a vote by the residents. David Locke so moved, Sara Bridger seconded, and the motion passed unanimously. (Letter to residents and ballot attached)

President Buscemi then asked if there were other New Business. Board member John Carpino stated that he had received a request from resident Frank Kramer to consider concrete restoration in Eastport, paving the complex, and more frequent Board meetings as items for discussion. The Board discussed whether these items were, in fact, New Business, since concrete restoration and paving are planned projects for 2009 and

whether Mr. Carpino was proposing a motion on these items for the Board to act on during this meeting. Hearing that the Board seemed to think that neither was the case, Sara Bridger moved to table discussion of the concrete restoration until the Board had information on which to vote and then put this item on the agenda of a future meeting as "Old Business." Mary Ellen Palenchar seconded the motion and the Board voted unanimously to follow this procedure. Regarding the paving item, after some discussion, Bob Rae moved to table it as well until information was available on which to vote and to include it in a future agenda as "Old Business." Iris Leipic seconded the motion, and the vote carried unanimously.

President Buscemi then asked John Carpino about the third item, more frequent Board meetings, and John said he would withdraw the item from discussion.

The President asked for a motion to adjourn. Iris Leipic so moved, Sara Bridger seconded it and the Board voted unanimously to close the meeting.

A handwritten signature in cursive script, appearing to read "M. Palenchar".

Mary Ellen Palenchar
Secretary