

# Hillsboro Cove Condominium Association

## BOARD OF DIRECTORS' MEETING: SEPTEMBER 7, 2011

### MINUTES

President Lou Buscemi opened the meeting at 10 am in the Clubhouse. The Secretary, Mary Ellen Palenchar, verified that the meeting had been duly posted at least 48 hours in advance. Before asking for the roll call, President Buscemi recognized former Board member, Iris Leipic, for her 10 years of service under three presidents and for her many contributions to the Social Activities Committee during that time. After a resounding round of applause for Iris, the President introduced the new Board member, Rose Sexton, who resides in Center Harbor. He then asked for a motion to ratify Rose Sexton's appointment to the Board. Bob Rae so moved; Mary Ellen Palenchar seconded, and the motion carried.

Next the Secretary called the roll. The following were present: Lou Buscemi, Sara Bridger, Nick Marchione, Mary Ellen Palenchar, Bob Rae, and Rose Sexton. Dick Martin was absent. Lou then asked for a motion to dispense with reading the minutes and to accept them as posted on the website. Bob Rae so moved, Rose Sexton seconded, and the motion carried.

Vice President Bob Rae reported on the concrete restoration taking place at West and Center Harbors. He noted that the restoration began on August 9 and will proceed in six phases of 15 days each. The swing stages work in increments of 90 feet and from the top down. Double netting along the catwalks leave three feet for the owners to pass. The workers will remove the top eight inches of concrete and selected columns. Fiberglass rebar will replace the rotted steel. After the new rebar and concrete are installed, other crews will come behind and lay the new brick edging and fill all cracks. Then the building fronts will be painted and all floors refinished and painted. The work is expected to last through January. The project is bonded and on schedule so far. Bob concluded his report by saying that 39 pilings had been replaced in the marina at a cost of \$39,000. He noted that inspection turned up more damage than anticipated but that he was confident all would be repaired eventually using dock reserves.

Property Manager Bob Lorang reported that all pool repairs were complete. In addition to resurfacing and painting the pool, our staff had "guttered" the pump room and installed "all new equipment". The "trip hazard" on the east side of the pool deck had been eliminated as well as the cracked sidewalk under the ficus trees in front of Eastport. He discussed the "traffic flow experiment" at the main entrance which entails that drivers make either an immediate left or right turn upon entering the property. The driveway leading to the flagpole becomes strictly an exit. He explained that the carport roofs hang over the driveways by about three feet and have been damaged by trucks. He hopes that this new traffic pattern will prevent further damage and has also installed traffic cones at the ends of other carports to prevent damage.

Bob told the residents that Pablo Torres, a new maintenance worker, had left for a better position in New Jersey and that the Association anticipated not replacing him for the remainder of the year.

Mary Ellen Palenchar reported on the landscape situation saying that she was working closely with Bob Lorang and the maintenance staff who had diligently been laying mulch and trimming shrubs around the property. She advised that in a tropical climate, such as South Florida, shrubs and trees must be trimmed yearly to prevent wind damage and encourage growth. She thanked the staff for their excellent work.

Lou reported that the Board was going to consider the topic of installing a charcoal-fueled grill and one picnic table under the ficus tree in front of Eastport. He noted that Evva Carpino had agreed to use some funds from the Social Activities' account to pay for the equipment. Mary Ellen Palenchar moved to install such a grill under specific guidelines. (See attached motion.) Lou then opened the issue for discussion. Many residents participated, and Board member, Nick Marchione, questioned having to dispose of the extinguished coals in a dumpster. Lou suggested adding a metal bucket near the grill for such disposal. Mary Ellen amended the motion and called for a vote. Rose Sexton seconded the motion, and the motion passed.

Treasurer Sara Bridger said that the Association is "staying in line with our budget." She noted that the Association has not been charging the 8% interest, as stipulated in our condominium documents, on assessments not paid within 10 days of the due date; however, the Association will begin doing so with the next assessment due October 1. She said that Unit 203 is now being rented by the Association for \$1000 per month, an amount that should defray the monies owed the Association by the former owner of that unit. Next she invited residents to contact her if they had items for a "Wish list" as she begins preparing the budget for 2012. Resident Nancy Marchione asked for benches along the waterfront, and Mary Ellen reiterated some of the suggestions from the Landscape Committee: fencing, new signs at the main entrance, removal of shuffleboard courts, clubhouse updating, and a bocce court. Raymond Moore requested new bulletin boards. Phyllis Hauck asked that the epoxy floors be removed during the concrete restoration.

At 11:27, Lou asked for a motion to adjourn. Sara Bridger so moved, Mary Ellen Palenchar seconded, and the motion carried.

Mary Ellen Palenchar, Secretary

MOTION TO ALLOW BARBECUES (Approved 9/7/11)

I move that the Board of Directors approve the establishment of an outdoor grill area with one picnic table under the following stipulations:

1. The grill and table will exist on a temporary, experimental basis. Depending on the success of the experiment, the Board may call for a vote by the entire membership to approve or to reject a change in our rules regarding barbecues on or about March 1, 2012.
2. The grill will be fueled by charcoal to be provided by the user.
3. The grill and table will be situated within the sidewalk circle, under the ficus trees, 70 ' south of EP carport, # 5 , and 60' north of Hillsboro Blvd.
4. The grill will be available from 9 am until 9 pm daily on a first come, first served basis; grill may not be reserved or "saved".
5. The time limit for grilling and eating will be 90 minutes.
6. The grill must be scraped down and the coals extinguished before leaving.
7. All garbage and trash, must be tied into plastic bags and immediately discarded into a dumpster.
8. Extinguished coals must be placed in a metal bucket near the grill for pickup by the maintenance staff.
9. No one under the age of 16 may use the grill.
10. All condominium rules regarding "Noise and Nuisance" and general etiquette will apply.

**NOTE: ANY INFRACTION OF THE ABOVE WILL RESULT IN THE GRILL BEING REMOVED.**