

HILLSBORO COVE NEWSLETTER

DECEMBER 15, 2007

President's Message:

Finally, after much work and anticipation, we are seeing progress – carport columns erected, beams being welded and concrete poured! Eastport is getting a long-awaited paint job with a very pleasing “lighter” look.

Our Budget Board Meetings on October 31 and December 3 resulted in the approval of a partially-funded budget for 2008. The New Year promises to be a good one with completion of current projects and starting new ones. We are grateful for the patience and cooperation the unit owners have shown during the rough spots and frustrations of the past months. The December 3 meeting was well-attended and full of positive communication.

Welcome Back Snow-Birds! We are happy to see you! Happy Holidays to all and Best Wishes to you and your family for a year full of peace, health, joy and prosperity.

Lou Buscemi

Carport Assessment

In view of the delay in construction of Carports 1 and 2, the Board has decided to delay the final assessment payment of the carport to April 10, 2008. You will receive your bill for that payment in March.

Social Activities

Evva Carpino has offered to chair the Social Activities Committee. If you would like to become an official member of this committee, contact Evva for further details at (954) 429-0687. Evva will be scheduling a meeting to discuss her plans. Check the Bulletin Board and Channel 95 for the date of the meeting.

Termites

In an effort to control the termite infestation, we will start “fogging” the store rooms after the first of the year. Removal of contents will not be necessary. However, we encourage you to remove all paper and cardboard along with wood items and furniture that may contribute to future infestation. It is recommended that you store items in covered plastic boxes.

New Residents:

WEST HARBOR:

Unit 101 – Richard & Phebe Young

Unit 611 – Graham Wilmott

Unit 206 – James & Martha McGeary
and Maria Brown

CENTER HARBOR:

Unit: 328 – David & Louise Elman

EASTPORT:

Unit 331 – Richard Couch

and Regina Pohl

Unit 1034 – Donald & Beatrice Sharrock

Landscaping

Mary Ellen Palenchar has offered to chair a committee devoted to monitoring, maintaining, and planning the various aspects of the landscaping around our property. This will be a “working group”, insofar as residents will be asked to survey and report problems with plantings and to give their input concerning new plantings that will be needed in the future. Regular meetings will be held.

Contact Mary Ellen if you are interested:
954-426-1986.

Manager's Report:

This report represents an attempt to spread the word on our projects and our general condition now and for the future. I cannot comment on all the important items, but will choose the most current points of interest.

CARPORT PROJECT:

This project is underway after a delay created by a material specification oversight by the contractor.

The upcoming steps of trenching into the ground to run electrical lines will extend through our entire site in four phases. The path of trenching will extend from the Clubhouse and between each carport.

EAST PORT PAINTING PROJECT:

The painting began on November 12 and will complete around January 4, 2008. Additional work will include:

- Finish surfacing low spots on the catwalks.
- Paint all catwalk floors and landings.
- Install new light fixtures at elevator landings and at entrance canopies.
- Complete installation of building expansion joint covers.
- Repair first floor texture and repaint.
- Repair all apartment entrance steps.
- Install new floor numbering and signs.

LANDSCAPE PROJECT GRANT

Broward Beautiful division has approved the project design and notified us officially of the matching grant. However, we are required by the City of Deerfield to obtain a permit and to submit our plan for review by the city landscaper. Approval is in process.

CLUBHOUSE AND POOL AREA IMPROVEMENTS:

The Social Committee donated funds to purchase new umbrellas and tabletops for the pool. It also gave funds to purchase a new computer monitor for Channel 95. The monitor resides in my office.

FITNESS CENTER:

Although our fitness room is relatively small, several residents have pointed out that the equipment is old and needs to be replaced. Hoping that the room will be more functional, the Board recently purchased one new Pro Form treadmill and a set of free weights. We hope to continue upgrading this room in the New Year.

SITE LIGHTING PROJECT:

The site lighting project will include:

- Decorative fluted concrete light poles.
- Classic design globe fixtures.
- CATV security infrared camera installations in each carport.
- Metal Halide bulbs (white light).

CONCRETE RESTORATION – EAST PORT BALCONIES:

The restoration of East Port balconies has received a great deal of investigation to date. Beginning in February, we will re-certify our previous 2004 engineering survey. In that survey, many balconies with tile could not be assessed for deterioration. In upcoming Newsletters, we will bring you up-to-date on unit owners' responsibilities and the Association's obligation regarding this restoration.

Bob Lorang