

# HILLSBORO COVE NEWSLETTER

MARCH 15, 2008

## A NOTE FROM THE PRESIDENT

The Board of Directors wishes to thank the unit owners for their vote of confidence by electing Sara, Mary Ellen and Iris to continue on the Board. It demonstrated your satisfaction with what we are doing and also that you have confidence in us.

The Annual Members' Meeting on February 18 was chaired by our attorney Donna Berger. We were pleased with the participation of the members in the discussion of various issues.

Looking back over the year, we are proud of what we have accomplished. The concrete restoration project on the front of Eastport has been completed and planning for the rear of the building is underway. The long-awaited painting of Eastport was a success with the color scheme receiving an overwhelmingly positive response. The carport reconstruction had a slow start but 1 & 2 have been finally completed. The unit owners have been very pleased with the results. We look forward to a speedier completion of carports 3 to 8 in the next few months.

Thank you for your on-going support and encouragement.

Lou Buscemi

## BOARD OF DIRECTORS 2008-2009

President	Lou Buscemi
Vice President	Bob Rae
Secretary	Mary Ellen Palenchar
Ass't. Secretary	Iris Leipic
Treasurer	Sara Bridger
Ass't. Treasurer	Joe DiCarlo
Director	John Carpino

## TREASURER'S REPORT

Due to the delay in the completion of the carports, the projected date for the last installment on the assessment will be no earlier than June 1, 2008.

We are financially stable and will be able to continue to put money in reserves for future projects. Right now, we are working on getting the figures together for our next big projects: drainage, sewer pipes, concrete restoration and paving. If you ever have any questions about the condominium's finances, please do not hesitate to contact me.

Sara Bridger

## SOCIAL ACTIVITIES NEWS

We are very pleased with the interest and participation in our social activities. The weekly card games continue to attract quite a few unit owners. Thanks to JoAnn and Bill Nagle, Bingo is back! Joe DiCarlo's BBQ was a big success. It sold out within a couple of days. The monthly Happy Hours are very popular. A White Elephant Sale is being planned for October or November. Be sure to save items for this sale. Evva Carpino and her team are doing a great job. Contact Evva if you have "event" suggestions or would like to plan one yourself. Our friends and neighbors enjoy getting together. Check the Bulletin Boards and Channel 95 for announcements.

Ray Moore & Iris Leipic

## DON'T FORGET!!!

When you are leaving for an extended period:

1. Turn off the water.
2. Turn off the ice maker.
3. Arrange for someone to check your unit.
4. Fill out vacation or summer form.
5. Notify the office of your return date or if someone may be using your apartment.

## MANAGER'S REPORT

The Board and the Manager are in the process of completing the detailed plan and proposals for concrete restoration projects. A preliminary five-year projection started in 2005 is reaching the mid-point of completion. The remaining projects are:

1. Carport completion is projected for August 2008.
2. Site lighting has been funded in the 2008 reserves and is projected to start this June.
3. Completion of site lighting is targeted for August 2008.
4. East Port balcony concrete restoration is projected to begin in September 2008. Stack numbers 31, 42, 43, and 44 will be restored first and will include new frames and screens.
5. East Port catwalk resurfacing and painting is projected to be completed by July 2008.
6. We are assembling a plan to rehabilitate our storm drainage, water lines and sewer lines. This project will include the complete restoration of driveway asphalt and the installation of curbing as needed to protect plant areas.

Bob Lorang

### EMERGENCY INFORMATION FORM

**Before leaving, be sure to visit the Office and complete the Emergency Information Form. We MUST have this information in order to operate smoothly during an emergency.**

**Also, if you change your location, your dates of absence or arrival, or your emergency contact person, please call the Office at 954-421-2920.**

### POWER OUTAGES

**If you lose electricity, determine if the loss is more widespread than just our condo complex.**

**If it is, contact FPL, not the Manager.**

## LANDSCAPING COMMITTEE

The Landscaping Committee, announced in the December Newsletter, has met twice, on January 23 and on February 27.

At the first meeting, Mary Ellen Palenchar, Committee Chair, introduced the 10 members who volunteered to serve on the committee and presented the Mission Statement: *"To provide and maintain pleasing and environmentally-responsible grounds around the Hillsboro Cove Condominium property."* Many residents do not know that this property covers 21 acres and extends around the water at the west end of West Harbor. The group discussed current problems, such as the water restrictions, and assigned members to water plants by hand if necessary.

At the second meeting, Committee Co-chair, Iris Leipic, reported the details of the front entrance project. This upgrade, planned and negotiated by Board Member, Joe DiCarlo, involved replacing the grey plastic retainer walls with almost 1000 retention blocks. After the blocks were glued in place, the landscaping company planted 2 Pygmy Date Palms (*Phoenix roebelenii*), 17 Sunset Maui ixoras, 21 purple ground orchids, 37 red crown plants, 30 flax lilies, and 140 pink and violet pentas. The area was also mulched. It looks very professional and colorful. All the plants need very little water once they are established.

Phyllis Hauck and Priscilla Rebello gave extensive reports on possible areas for improvement around the complex.

The discussion included ideas for various fund-raising projects, such as the white elephant sale, a holiday open house/apartment tour, and individual donations. Any resident wishing to contribute to upgrading the landscape may write a check to the Activities Fund, specifying that it go to landscaping. All donations will be gratefully accepted and will be used to support the Committee's goals.

The next meeting, open to all, is scheduled for Wednesday, March 26, at 10:00 am in the Club House.

Mary Ellen Palenchar