

# HILLSBORO COVE NEWSLETTER

## March 2009

### A NOTE FROM THE PRESIDENT

Thank you for your continued support and vote of confidence shown in the recent elections. It is a credit to the owners that out of 318 units over 200 took the time to vote.

This year, we are looking forward to the completion of two major projects - concrete restoration and paving. We will be scheduling meetings with you to share details as they develop.

Also, a new ad hoc committee was formed in February to review wildlife issues on our property. We have included a report by Bob Lintz (CH) who suggested and chaired the committee. Their goal is to educate unit owners about the problems associated with iguanas and Muscovy ducks and to make recommendations on how to handle them.

Lou Buscemi

### FROM THE TREASURER

I am pleased to inform you that we are one of the few condominiums who have no foreclosures! Thank you all for paying your maintenance in a timely fashion.

Some of our Operational Expenses exceeded our budget in 2008. For example, we overspent by \$24,000 in water, sewer and trash expenses due to unanticipated increases in sewer and water costs. We also spent an additional \$12,000 in fuel for the pool and generator categories. This was due to the increase in overall fuel charges as well as the City's requirement that we test our generators weekly for ½ hour.

However, we took in an additional \$4,333 in dockage fees, \$8,696 in bank interest, and had spent \$12,844 less than anticipated in Building and Maintenance/Supplies Reserve. Less condominium doors had to be replaced than anticipated.

We had planned to pay the last installment of our Site Lighting bill in January of 2009. However, since we paid it in December, we were over budget for Site lighting for 2008 by \$44,000. We had, however, allocated \$70,000 for 2009 for Site lighting, which will not be spent

because the bill had already been paid in 2008. This nets us an additional \$26,000 in reserves for 2009.

As promised, included in this Newsletter is a breakdown of all the expenses from the carport project.

Sara Bridger

### MANAGER'S REPORT

#### **Website:**

Our website "hillsborocove.com" will soon be available for our residents. This site offers a chronicle of past newsletters, meeting minutes, useful forms, enjoyable pictures, and general information.

#### **Gym Renovation:**

The Hillsboro Cove Board and Manager are aware of the importance of a usable, safe fitness room. Please participate in the survey if possible. A sign-in survey sheet is posted in the gym with design costs and plans for the gym upgrade. This project has not been funded for 2009, but may be possible if determined to be a worthwhile expenditure. Residents with specific comments are invited to contact the Manager directly to discuss their ideas.

#### **Resident Storage Lockers:**

Hillsboro Cove has 318 storage units in 45 rooms individually accessible by the assigned owners only. All rooms received a Termite Fogging treatment in January 2008. We have just completed our annual inspection to validate the retreat insurance policy. The existing wood has been probed and visually examined with no evidence of live infestation. The general housekeeping for these rooms falls to the residents that use them. A willing storage locker user could perform an individual or group plan to clean up their locker or entire room with the help of their neighbors. Our maintenance staff has replaced several room structures and repaired others as needed, and will continue this process for the future as requested. Owners may contact our office for contact listings of other owners in each storage room.

#### **City Water Connections:**

The City of Deerfield has replaced and reconfigured all water connections from a 6-inch main to a 16-inch main. It was determined that

West Harbor and Center Harbor had both been connected through a common 4-inch line. All connections are now separate and should result in improved water pressure. The city of Deerfield Beach expects to complete the Hillsboro Boulevard project by December, 2009.

#### **New Fire Backflow Valves:**

The installation of three Fire Backflow valves has begun and represents the 2009 portion of our multi-year fire system upgrade plan to extend through 2013.

#### **Ducks:**

Hillsboro Cove currently has no animal control procedure in place. Duck population has grown from 4 to 6 and will be reported but not acted upon without specific approval from the Board and Wildlife Committee.

#### **Paving Project:**

Hillsboro Cove has completed the project bidding process. A City permit is being obtained and the project is expected to begin in late April.

#### **Eastport Concrete Restoration:**

This project is still in the planning process. We have had 2 meetings with the Deerfield City Building Inspector trying to resolve all the Florida Building Code issues that we must comply with on this project. We are currently reviewing a potential bid set prepared for us by Swaysland Engineering. When this is finalized it will allow us to begin the bidding process and to finalize the financial plan. In early April, we will have a meeting with all Eastport owners to review the scope of the project. It now appears that the earliest we will be able to start the project would be in June – with a project completion date in December of 2009. For additional information contact Bob Lorang or David Locke.

**Laundry Project:** Hillsboro Cove is very pleased with our newly purchased washers and dryers. We applaud the original efforts by Joe DiCarlo and Sara Bridger. Their efforts have freed us from the lease company. The decision to implement the automated Smart Card Money Machine has proven to be a godsend.

Bob Lorang

## **LIVING WITH OUR ENVIRONMENT**

The Hillsboro Cove waterfront property is truly unique in Southern Florida. On one side we have a bustling business district. On the other border we have the seclusion of the Intracoastal Waterway and “Capone Island”. We, residents, know it is a special place to live and so do numerous birds and animals.

However, living in harmony with the wildlife that surround us takes some understanding of what are the optimum approaches to help keep them as creatures we can enjoy without becoming a nuisance.

There are times when the habitat from the Island swim or fly over to see what is going on at Hillsboro Cove, but this is not a common occurrence. In fact, with all the wildlife in close proximity, we can narrow down our most concerning “visitors” to ducks and iguanas.

According to the Department of Florida Fish and Wildlife, the Muscovy duck and the iguana, while not native to Florida, are here to stay. So “learn to live with them” is the Department’s best advice.

Following are some points of information:

- Do not feed any wildlife. They keep coming back as long as you feed them. They will bring their friends.
- People food given to ducks and iguanas is bad for their health.
- Food given to them and not consumed attracts rats and insects.
- Droppings from ducks and iguanas can contribute to several serious diseases.
- The Board and Manager are responsible to manage all wildlife issues in a humane and professional approach and in accordance with federal, state, county, and city laws and regulations.
- The cost to remove one duck or iguana is \$75 plus a service charge. It is a very expensive and ineffective way to deal with nuisance issues.
- The 30-40 degree cold spells are estimated to have killed 50% of the iguanas.

Applying common sense is really what dealing with wildlife issues is all about. We must learn to co-exist with our animal friends and handle inconveniences with understanding and compassion.

Bob Lintz, Chairperson  
Wildlife Committee

## **REVISING THE RULES**

The Rules and Regulations Committee has been meeting on a regular basis since October 2008 in an effort to update the Rules and Regulations of Hillsboro Cove Condominium. Our initial meetings included many comments and

suggestions from owners. The Committee members and their phone numbers have been posted in order to solicit ideas from owners.

The proposed changes in the Rules and Regulations represent changes in our social and economic climate and are intended to preserve the integrity of our property, serve the best interest of our owners and to foster harmonious living. We will be presenting these proposed changes to our Board of Directors and Manager,

who have the legal responsibility for their enforcement.

Some of the proposals include changes in some of our regulations to reflect realistic enjoyment of the property including the pool area, the clubhouse, and the beautiful waterfront. We hope to change some of our parking regulations to reflect realistic attitudes, coupled with issues of personal security for our residents. The Board of Directors and Manager enforce our rules and regulations and any changes would be to reduce this burden on them. Any complaints regarding non-compliance would be in writing, signed by the complainant, and addressed within ten days. No verbal complaints would be entertained. We hope this would encourage positive dialog between owners.

Any changes that are sent forward to the Hillsboro Cove owners would be after discussion with the Board of Directors and Manager. We welcome your approval of these proposed changes.

Susie Miller, Chairperson  
Rules and Regulations Committee

**BOARD OF DIRECTORS -2009-2010**

PRESIDENT.....LOUIS BUSCEMI  
VICE PRESIDENT.....ROBERT RAE  
SECRETARY.....MARY ELLEN PALENCHAR  
ASS'T. SECRETARY.... IRIS LEIPIC  
TREASURER..... SARA BRIDGER  
ASS'T. TREASURER....DAVID LOCKE  
DIRECTOR.....BETTE ANN WEINSTEIN

**NOTE:**

**The Association has some medical equipment available for use, such as wheelchairs, walkers, etc. Any resident needing such should contact:  
Rose Thornton, (CH 225).  
She will be happy to help you.**

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**NEW RESIDENTS  
(2008)**

Stephen W. Halas & Suzanne M. Halas (#612)  
Dennis D. Watts (#303)  
Robert W. Roff & Mary Anne Roff (#442)  
Sam Angione & Carmen Angione (#428)  
Alfred F. Schaffner (#942)  
Serafino Feliciani & Joy Fiorentino/  
Mirco & Elizabeth Mascetti (#1042)  
Severino Pala & Nancy E. (#337)

**RECENT PASSINGS (SINCE JUNE, 2008)**

The following residents are no longer with us:

BELA FRENCZLI (#106)  
FRANK SULLIVAN (#612)  
JACQUELINE FOX (#319)  
ALEX WOZNUK (#621)  
IRMA BEHRENS (#618)  
SOL SPIEGEL (#436)  
PAT BRYAN (#443)  
HENRY DIGIROLAMO (#634)  
CHARLES CHAPRALES (#739)  
OSCAR NORD (#844)

**ACTIVITIES REPORT**

There are certainly a lot of activities going on around HCC these days!

We have the usual card games, bingo (thanks to Joann & Bill Nagle), the monthly coffee (thanks to Ginny Dunleavy) and the Happy Hours organized by Evva Carpino. In addition, there are weekly water aerobics (led by Kathy Barlow) and stretch exercises in the club house (led by Mary Ellen Palenchar). The recent Festa Italiana was a huge success. Mario Danieli and his team (Flora, Antonietta & Cristina) prepared and served a terrific dinner. GRAZIE A TUTTI!!! Evva Carpino and her crew did a fine job of organizing the event.

Joe DiCarlo is planning a Barbecue at the end of March. Check bulletin boards and Chanel 95 for details. This event is always very popular. Be sure to make your reservation early!

Ray Moore, Eastport

