

HILLSBORO COVE NEWSLETTER

JUNE 2009

FROM THE PRESIDENT

As you know, we have been very busy planning two major projects – paving and EP concrete restoration. We are pleased that they are now underway. This Newsletter includes up-dates with more details about these and other things going on around HCC. We appreciate the cooperation of the unit owners during the disruptive period.

We have received many enthusiastic compliments about our new website (www.hillsborocove.com). Check it periodically for information and current happenings.

Lou Buscemi

MANAGER'S REPORT

Several projects are in the beginning stages. The time spent on planning should see us through to a spectacular result. The Paving Project will last three months. The work that we have observed by Atlantic Southern Paving thus far affirms that we have made a good choice in choosing this company.

Concrete Restoration at Eastport promises to be a project we will all remember, but the repairs are needed. We are very pleased with the glimpse of the contractor's performance thus far. We are all anxious for substantial completion of these large projects in early 2010.

Personal thanks for the maximum effort of our Board and the positive involvement of our owners.

Bob Lorang

TREASURER'S REPORT

Our first quarter financial expenditures are basically in-line with our budget. The Water and Sewer category is slightly over budget. However, with the County's mandated decrease in the times we may water our property as well as residents checking their toilet tank flappers for leaks, we will have lower costs for the rest of the year. Also, we have already used up our

allocation for the fuel for the pool. Luckily, for the next four or five months, the pool will most likely remain unheated.

We have had an unexpected expense of \$69,500 for the replacement of the fire sprinkler system pipes in Center Harbor. We will be able to cover this expense from funds in our Grounds Replacement Accounts. Originally, we had funded these accounts with the thought that we might put up a fence on Hillsboro Blvd. as well as install solar panels to heat the pool. Neither of these projects is feasible at this time.

Again, I want to thank all the residents for their timely payments of the quarterly maintenance.

Sara Bridger

MARINE NEWS

We have purchased 34 new type dock lights, from the dock fees, which will replace all of the existing dock lights. These new lights will spread light downward and will provide considerable more light onto the boats, piers and main dock areas without affecting the condo units on the first and second floors.

Hopefully these lights will be installed sometime in June on both West Harbor and Center Harbor docks. Then depending on the progression of the concrete restoration project, they will be installed on the Eastport docks.

I have had several meetings with the concrete restoration contractors and they have agreed to take the following steps to protect the boats in Eastport and possibly some boats in Center Harbor: 1) Use fine mesh screening over the balcony work area during sand blasting and concrete removal; 2) Use filtering machines to do to reduce most of the dust and debris that could fall in the boats; 3) Wash any affected boats once per week.

The Marine Committee, David Bridger, Nick Marchione and I, will monitor the boats and act as liaison between the boat owners and the contractor. So please register any/all complaints with me and I will deal with the contractor. DO NOT TRY AND CONTACT THE CONTRACTOR OR WORKERS ON AN INDIVIDUAL BASIS.

I will, also, try to have some owners move their boats to a different dock slip, if possible, as the concrete restoration works around the building. In addition, I hope all of our snow bird boat owners have properly secured their boats or made arrangements for someone to do it during the hurricane season.

Bob Rae, Dockmaster

EASTPORT PROJECT

We received 11 bids for this work. After in-depth interviews with four of the bidders, we have selected Restoration Technology, Inc. of Fort Lauderdale to do the work. The projected cost of the work is \$1,239,300.

RTI is already onsite preparing their equipment to begin work as soon as the City of Deerfield Beach issues the building permit. We are hoping for an early June start, and the estimated time to complete the work is six months. The contractor will work on seven stacks at a time, starting on the east end of the building and working their way west. Several handouts regarding the project were distributed at the May 20 Board meeting and are available in the Office and on the website. They are also being mailed to our "snowbird" owners.

Since the final bid price was above the budgetary numbers we were working with, SunTrust has agreed to increase our credit line to match the contract cost.

David Locke

RULES AND REGULATIONS

Sara Bridger, Iris Leipic and I have been reviewing the recommendations for changes suggested by the Rules and Regulations Committee. So far we have met four times and

plan to meet several more times. In addition, we met with the Committee on May 20 for further clarification on some of the items and to share thoughts on other items.

Many of the recommendations involve changes in language which makes the booklet more readable. **Any changes that affect our community as a whole**, such as changes in parking regulations, setting aside an area for barbecues and picnic tables, or setting aside another area for launching kayaks and canoes, **will be sent out to all of you for a vote**. If the rule is in our documents or by-laws, it will require a 75% vote to change. If not in the documents or bylaws, all that is needed is a 50% plus one vote to change.

It has been several years since our Rules and Regulations Booklet has been reviewed, and our community has changed, City and State ordinances have changed, and the economic climate has changed. Please call or e-mail me (betteannweinstein@comcast.net) if you have any thoughts or concerns.

Bette Ann Weinstein

ACTIVITIES

Things usually quiet down during the summer. However, most of our activities are continuing – monthly coffee, card games, bingo, pool exercises, stretching exercises and the monthly Happy Hour. We had hoped to have our usual Memorial Day cookout. Although the Social Activities Committee has access to a very nice barbecue grill, Evva was unable to get anyone to organize this event. Hopefully, someone will come forward to work on the traditional July 4 barbecue.

Ray Moore

LANDSCAPING

Due to all of the construction, we have stopped adding any significant plantings to our grounds. Thanks to a generous donation from Carol and Dennis Roarty, we were able to buy some gardenia bushes and flowering vines for the pool area. Additionally, we have tried to maintain the planters at building entrance

Mary Ellen Palenchar

