

# HILLSBORO COVE NEWSLETTER – MARCH, 2010

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## FROM THE PRESIDENT

Another vote of confidence from the Unit Owners!!! Sara, MaryEllen and Iris were reelected to the Board of Directors. This shows your on-going satisfaction with what is being done.

Many thanks to Bob Lorang for his excellent work and dedication.

We have been very busy with the two major projects. Paving has been completed and, in spite of a few problems, concrete restoration is now moving along nicely. Many important details are given in the following articles. Read them carefully!

Lou Buscemi

## TREASURER'S REPORT

2010 Financial Recap: Good News! We have received a \$2,000 rebate from FP&L, an Employee Group Insurance rebate of \$7,243 and a Condominium Insurance reduction of \$32,000. Also, our payroll has now been reduced by Steve working 4 days a week and our paving balance was renegotiated for an additional savings of \$7,000. However, we have had some unexpected expenses. Because of the cold weather, our pool heater bills are running \$1,000 a week, but will be reduced substantially when the weather warms up. We also had to buy a new sauna heater as well as parts for the swimming pool which added up to \$2,440. Overall, we are in good shape financially.

Several residents have asked about the possibility of taking credit or debit cards for maintenance payments. I have gotten the information from Chase, our primary bank. The cost would be approximately 3% of the total amount charged. International fees are approximately ½% more. The cost would be passed on to the resident. For example, for a 2/2 maintenance plus cable, the charges are \$1,222.30. The additional charge would be \$36.67. If you want more detailed information or have an interest in paying with a credit card, please let Vivian know. If we have enough positive response, we can pursue this option.

Sara Bridger

## ACTIVITIES

The Social Activities Committee has been very busy. Since starting the Happy Hour in October, 2007, it continues to be a very popular event. It is held monthly and has brought neighbors together. It's a great opportunity for residents to meet. The yearly White Elephant and Bake sale was a huge success. There are many weekly activities and new ones are added upon request. The newest interest has been for a chess

group. The following activities are: Bingo, Bridge, Bunko, Dance Class, Knitting Class, Poker, Stretch Class, Water Aerobics and Ginny Dunleavy's monthly coffee. Don't forget our Library which is maintained beautifully by Pat Davis and her committee. Book donations are always welcome. There is a St. Patrick's Day covered dish party on Wednesday, March 17<sup>th</sup> starting at 5 PM in the Clubhouse. Check the Bulletin Board for all the Activity details. Thanks to everyone for making these activities so successful.

Evva Carpino

## NEW NEIGHBORS

### WEST HARBOR

Bobbi Childers (210)  
Gary & Dr. John Gould (215)  
Harry & Irene Daw (503)  
Peter & Gloria Pietanza (604)  
Marvin Katz (609)  
Gordon & Marie Breland (615)

### CENTER HARBOR

George and Kathleen Depuy (226)  
Keith & Linda Uhl (319)  
Karl & Dianne Gedon (419)  
Gerhard & Brigitta Stefandl (620)

### EASTPORT

Salvatore Gioello (231)  
Harold & Thomas Leddy (443)  
Robert & Anita Flach (735)  
Vicenzo & Rosaria DiPaola and  
Rosemary (Valenti) Rice (932)  
Eugene Mazzola (940)

## PASSINGS

Guiseppe Chiaravalle (321)  
Mildred G. Ashworth (238)  
Helen Page (341)  
Shirley Perk (445)  
Lucien Dussourd (842)

## RULES AND REGULATIONS

Iris, Sara and I are busy at work on the list of changes suggested by Susie Miller's Rules and Regulations Committee. As a step toward deciding what to send out for an official vote, we want to get a sense of what you, the owners, would like to see changed.

To that end, we have enclosed a brief survey about just five (5) of the suggested changes. If there is sufficient interest we will confer with Susie and the Rules and

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Regulations Committee and then send them out in the proper format for an official vote.

Please take a few minutes to fill it out and send it back with your quarterly maintenance check.

Bette Ann Weinstein

## MARINE FACILITIES

There are 54 dock spaces in our Marina with 340 pilings. Approximately 234 are original pilings which means they are almost 40 years old and need to be replaced over a period of time. We are planning to replace a minimum of 44 this year.

There is no one on the waiting list for a dock space. Currently, we have 7 vacant dock spaces. This is the most we have had in years. I guess it's the economy.

Capt. Bob Rae

Chair, Marine Facilities Committee/Dock Master

## EASTPORT CONCRETE RESTORATION

The concrete restoration part of the project has proceeded on schedule and should be completed by mid-March.

However, we have encountered many problems with the manufacturing and installing of the new screen frames. Given the way the building was originally built, each balcony has become a custom installation. This means that completion of this phase of the project will now extend to late April.

Equipment removal, clean up and restoration of the work site will begin at that time. June 10<sup>th</sup> is the target date for the final sign off on the project by the City of Deerfield Beach.

Also, remember that if you are planning to install new hurricane shutter, hurricane glass sliders or any other type of enclosure at the edge of your balcony, it must comply with the "Balcony Rules" enacted in May 2009 and have a City of Deerfield Beach permit. This information is available in the office.

David Locke

## PROPERTY MANAGER'S REPORT

As reported at the Annual Meeting, the 2010 budgeted work includes painting and repairing the pool as well as the paving, seal coating and re-stripping. However, small repairs and upkeep will continue as our daily focus.

Currently, the HCC staff consists of: Bob Lorang (Manager), Vivian (Bookkeeper), Steve (Assistant Manager), Scott (Maintenance Lead Mechanic), Leroy (Maintenance), and George (Maintenance). Their work

is divided as follows: Manager (salaried) – 50 plus hours per week; Bookkeeper (salaried) - 40 hours per week; Assistant Manager (salaried) - 32 hours per week; Maintenance men (hourly) - 40 hours per week. The Manager and Assistant manager are on 24-hour call for emergencies (included in salaries).

Our Board Members donate many hours of time to Hillsboro Cove, averaging 25-30 hours per week each. Items of involvement for Board Members include: meetings with staff, marina supervision, Board Meeting planning, landscaping, project planning, resident/legal issues, parking enforcement and security, and most important to me is a backup for staff shortage due to illness, vacations or unpredicted workload in times of emergency.

Additionally, HC residents donate many hours to our overall needs. They assist in areas such as: office work when staff members are ill or on vacation, handyman repairs in times of need, and extra sets of eyes to acknowledge an elevator alarm or evidence of a water leak in a unit. The talents range from an electronics and equipment repair genius to several teachers who keep us looking good in our newsletters and correspondence. We also have engineers who keep the standard and quality control of our projects high. The planning and dedication of all the social activities coordinators is not to be over-looked in the pleasures derived from their efforts. Even the relentless question-askers provide a service to our community.

As Manager, I always welcome constructive criticism; however, any criticism that focuses on terms such as "Micro Manage", "Condo Commando", "The In Group" is simply misguided in its assessment of all that is good at Hillsboro Cove. I believe the interactive environment of Hillsboro Cove is a feature to be praised, not criticized.

Bob Lorang

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