

HCC NEWSLETTER – JULY 2010

A NOTE FROM THE PRESIDENT

After a long and disruptive year of projects, we are looking forward to a quiet summer! On May 19, we had a Board of Director's meeting. The reports were informative and we had excellent input from the unit owners. Read the various reports for details and updates in this Newsletter. The minutes are also available on our website. We are happy to be able to put back grass and develop some interesting plant areas along the dockside of Eastport. Next, we plan to design and put in attractive landscaping between Eastport and Center Harbor

Lou Buscemi, Eastport

MANAGER'S REPORT

The Maintenance Staff is back to four men now that Scott has returned after an extended sick leave. We are planning for the following projects:

- 1) Seal coating and striping the driveways and parking areas in August. We will be requesting bids.
- 2) Replacing lighting on the catwalks with brighter, energy-efficient units. Lights at West Harbor are being installed now with the other buildings following in July and October.
- 3) Pressure-washing of the buildings toward the end of May to be followed by painting of apartment doors. Watch the bulletin boards and Channel 95 for notices as to when windows should be closed.
- 4) Repairing and painting first floor walkways and pool area walkways in November.

Bob Lorang, Property Manager

TREASURER'S REPORT

I am pleased to say that we are in good shape financially. However, we do have one apartment in bankruptcy (\$4,800), one in foreclosure (\$4,000) and one in probate (\$2,400). The first two are in the hands of our lawyers. As stated previously, our expenses for the concrete restoration are approximately \$300,000 above the condo's loan amount. Since we knew about

this when doing the 2010 Budget, we are able to cover it with our reserves. With continued tight control over our spending, we shall end the year in good shape.

Sara Bridger, West Harbor

RULES AND REGULATIONS

Iris, Sara and I met again to discuss the next steps in making changes to our Rules and Regulations. From our Last survey, it was clear that more Hillsboro Cove residents do not want to allow trucks and motorcycles to park on our property overnight, than those that do. It was also clear that a large group of residents want to be able to eat in the Clubhouse and want to have barbecues on our property. As a Board, we can make and/or amend rules regarding the use of our property, so, the Board members on May 19, 2010, voted to eliminate section 6 (Clubhouse) Part B, on page 35 in our Rule Book, which had prohibited residents from eating in the Clubhouse, except for Association sponsored events and scheduled parties.

It is expected and assumed that we will clean up after ourselves, not come in wearing wet bathing suits, and otherwise abide by the other rules regarding use of our Clubhouse as spelled out on pages 34-37 of the Rules and Regulations booklet.

Although many residents want barbecues, we believe there is a need for more specificity before we can move ahead with this. Therefore we have included another survey regarding the placement of barbecues. Please keep in mind, however, that there is no money in the 2010 budget for the purchase and installation of barbecues. It will have to be put off until 2011 or 2012, unless someone wants to donate money for this specific project.

The third issue we addressed was a possible launching area for kayaks and canoes, and so we have also included a question regarding that.

The Board strives to be responsive to the wishes of the residents, so PLEASE VOTE, and add your comments.

Bette Ann Weinstein, Eastport

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SOCIAL ACTIVITIES

It's very quiet at HCC! The summer season is here and a couple of the usual activities have stopped.

However, the clubhouse and pool are still active. Be sure to check the Bulletin Board and Channel 95 for new announcements and/or changes. A Pizza Party took place in June and we're thinking about a BBQ in July or August. Suggestions are always welcome. Please feel to call me at 954.429.0687.

Evva Carpino, Eastport

HILLSBORO BOULEVARD UP-DATE

Dear Ms. Bridger:

There are unresolved technical matters pertaining to the conduit provided by the construction contractor through which FPL will be pulling their wires. Those matters are the subject of continuing discussions between FPL and the contractor. The City has requested a definitive start date and expects one will be determined by FPL as soon as possible upon resolution of the afore-mentioned technicalities.

Regards,

Keven R. Klopp, AICPCRA Director/Acting Assistant City
Manager 954.480.4222 KKlopp@Deerfield-Beach.com

Marine Facilities

To date, the Association has replaced 33 dock pilings, with 160 more needing to be replaced. There are seven vacant dock spaces with no one on the waiting list.

Captain Bob Rae, West Harbor

Landscaping

Flowers, including the orchids on some of our trees, are in full bloom. With only one or two iguanas appearing so far, we can really see the difference in our shrubs and plants. The gardenia bushes and jasmine vines have been sending sweet scents around the pool and delighting those who pick a blossom for their apartments. The magnolia tree on the point (donated by Sylvia McArthur) was decorated with huge flowers. The red bougainvillea near the pool have seemed to triple in size and were ablaze in color.

Meanwhile, we are completing the installation of linear gardens along the docks at Eastport. The new sod looks great. For a view of the Eastport gardens, take a look at Channel 95. Resident photographer, Ray Moore, has posted some wonderful pictures of the HCC landscape. In July, we will install the garden between Center Harbor and Eastport and are hoping for something really beautiful with flowering shrubs and trees and, perhaps, some benches.

The large tree overhanging the west side of our main entrance succumbed to the cold and had to be cut down. We are awaiting the City's decision as to what we must plant in its place. As usual, donations to the Landscaping fund are always welcome.

Mary Ellen Palenchar, West Harbor

Eastport Restoration – FINIS

By the time you read this, the Eastport Restoration Project will be all but completed. The 32 Stack passed inspection on May 21. The remaining 31 Stack is well underway and will be ready for screen installation within the next few days. We are now working on the punch list; with clean-up of the site and re-landscaping already begun. Thanks to all residents for their patience and cooperation during this noisy-dusty-dirty project. And a very special thank you to Bob Lorang and the HCCA Staff who worked hard to make things bearable for all of us during this extended disruption of life here at the Cove.

David Locke, Eastport

Interested in a Community Garden?

**Planting begins in October.
Tomatoes? Beans? Cukes? Herbs?
Leave your name in the office.**

Need some Herbs?

**Check the window box near the pool fence.
Courtesy of Dori Locke.**

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