

HCC NEWSLETTER APRIL, 2012

PRESIDENT'S REPORT

After many months of concrete restoration and painting of WH and CH, we are looking forward to a more relaxed Spring and Summer. The buildings look great! I am pleased to report that recently seven units have been sold!!!

Our Annual Meeting in February was well attended, and the reports and discussions were very informative. As in past years, the owners have indicated their satisfaction and approval with the Board. The Treasurer, the Secretary and the Assistant Secretary were elected for another two-year term. We are thankful for the confidence shown in us.

Louis Buscemi

MANAGER'S REPORT

In 2011 the Association excelled in two categories: physical improvements, such as painting, lighting, landscaping, laundry room and gym upgrades, pool and patio resurfacing and concrete restoration in West and Center Harbors. The second category includes supporting systems and equipment, such as extra backup cooling tower equipment, elevator upgrades, roof repairs in Eastport, gutter and downspout repairs and complete termite treatment of the Clubhouse and all storage lockers.

For 2012, seal coating and re-striping of the parking lots are scheduled as well as elevator upgrades and ongoing roof repairs. The Association did not receive the 40-Year Inspection notice from the County in January which gives us another one-year reprieve for additional upgrades.

Projected within the next five years are concrete restoration in West and Center Harbors (with painting and screen frame replacement), replacing windows in the Clubhouse, and possibly installing a perimeter fence. Within the next 10 years, we can anticipate re-roofing of all buildings, installing new AC stands in WH and CH, renovating the Clubhouse, and installing new washers and dryers. A Reserve Analysis Study will also be completed in 2012.

Bob Lorang

TREASURER'S REPORT

At the end of January 2012, we had \$201,000 in the Operating accounts and \$172,989 in the Reserves. The Cooling Tower account has \$32,893 and the Boat Dock account has \$23,110.

Approximately \$34,000 is owed in maintenance. \$7,700 is due from apartment 203, which we are renting out for \$1,000 a month until the bank takes it over. About \$23,000 is from five residents who are being pursued by our legal firm. Approximately, \$26,000 is still owed for the concrete restoration assessment. \$20,000 of it is from six residents who have been turned over to our attorneys for being at least 90 days past due.

On a positive note, I can report that our income and expense ratio is right on target. Our accountant is working on our audit and will be finalized shortly.

Sara Bridger

ELECTION RESULTS

Sara Bridger	179	Mary Ellen Palenchar	178
Frank Kramer	70	Rose Sexton	145
Irving Levy	58		

CONCRETE RESTORATION

The current concrete restoration should have been completed by March. Any monetary surplus will be put into the concrete reserve fund. The concrete repairs at Eastport will be paid from the existing concrete reserve. The WH contractor site will be cleaned out, sod laid, sprinklers repaired and shrubs planted.

Bob Rae

MARINE REPORT

In 2010 and 2011, we had between 10 to 13 empty slips but have now filled all of these and have started a waiting list. We are reserving two spaces in WH to be used when we are replacing dock pilings and need to move boats.

Bob Rae

CLUBHOUSE COMMITTEE

Our committee has existed for one year and has been studying the needs of our community as regards the use of the clubhouse and pool area.

The Clubhouse was built 40 years ago as the sales office for the complex, with the existing kitchen serving as a model for those in the units. Our insurance carrier has recently informed us that we can no longer have a cook top in the clubhouse kitchen – unless we install a commercial vent hood with built in fire suppression.

Additionally, we have ADA issues, shuffle board safety, and other areas of improvement. So we are interviewing interior designers to help us update the facility to mitigate these issues and better address the various needs that can be accommodated by a modernized space.

Going forward we plan public committee meetings to keep the owners informed of the planning process and the potential costs and to collect your input regarding the design phase of the project.

David Locke

NEW RESIDENTS

CH 123	Florence Virzi
EP 142	Genevieve Phillips Ptak
EP 231	Robert/Evelyn Barbuto
EP 233	Larry Nardone
EP 439	Claude Chayer/Rolande Leyre
EP 543	Claude/Helene Provost
EP 636	Richard/Susan Cain
EP 941	Patrick/Mary Brandano
EP 1032	Louis/Alice Calabres

LIBRARY COMMITTEE

Webster's New Collegiate Dictionary defines "Library" as a place in which literary, musical, artistic materials (books, manuscripts, recordings, films) are kept for use not for sale. According to this definition, HCC has an actual library offering all the items a library may have. They are all available to our residents because they have donated -- each and every volume, tape or DVD.

In addition to the Library room. There are two book cases in the Billiard room with many different topics for your attention. Stop by and perhaps find something that catches your particular interest.

Pat Davis

LANDSCAPE COMMITTEE

We have had two thoughts in mind as we upgraded our landscaping this year. The first is to make our grounds as beautiful as possible. The second is to use as many long lasting plants as possible to reduce the amount of time and effort required to maintain our property in coming years. While we have used a lot of annuals to get lots of color, we have "anchored" the beds with long lasting perennials.

Virtually all of the existing flowerbeds have been upgraded. The most obvious are the gardens surrounding the main entrance, the sentry house and the pool area. New plantings include the flagpole garden and the adjacent large beds at the ends of East Port and Center Harbor. The most recent improvements include the completely revamped areas along the front and side of the Clubhouse, another new bed near the front entrance and major replanting around WH and CH following the construction work that was just completed. Still to come are a cactus garden and a new garden at the north end of CH to show off our property to boaters passing on the river.

Thanks to those of you who have stopped by and given us a hand. We welcome any and all volunteers to join the landscape committee or just occasionally pitch in.

Judy Martin

SOCIAL ACTIVITIES COMMITTEE

The Social Committee has sponsored many activities to start 2012 – including the popular Happy Hours which have been very successful and lots of fun. March is shaping up to be busy month. A White Elephant Sale is being planned. Many volunteers will be needed. A meeting will be announced soon to help coordinate the event and provide further details to volunteers. Anyone interested can contact me at 954.429.0687. We would greatly appreciate a few hours of your time on the set-up date and also on the date of the sale. Please check the bulletin boards for announcements of all events. New ideas for activities are always welcome.

Evva Carpino

The HCC Newsletter is published quarterly and edited by Mary Ellen Palenchar and Ray Moore.

