

HCC NEWSLETTER – JANUARY 2012

PRESIDENT'S MESSAGE

This has been a good year for us! Our restoration of WH and CH is moving along as planned. The buildings should look beautiful by February or March. We appreciate the patience and cooperation of the residents during the tough times (noise and dirt). Also, the Hillsboro Streetscape project is nearing completion and the boulevard looks great!

The Budget meetings on November 1 and November 30 resulted in the approval of a partially funded 2012 budget. Fortunately, it was not necessary to increase the quarterly maintenance assessment.

Best wishes to all for a Happy Holiday and a Healthy and Prosperous New Year. Lou Buscemi

SOCIAL ACTIVITIES

A committee meeting will be held on December 14 at 11 am in the clubhouse to discuss the white elephant sale. We need your help! The sale will possibly be in January.

Our Happy Hours have been well attended. It's a nice night being with neighbors and meeting new owners and renters.

Check the Bulletin Board for up-coming activities. All are welcome to propose new ideas for activities.

Thanks for your cooperation. Evva Carpino

CLUBHOUSE COMMITTEE

The Clubhouse Committee has been on hold since last Spring. The 2012 budget allocation of \$10,000 to put toward our efforts to upgrade our clubhouse is welcome news. With that now in play, we will soon reconvene and hopefully initiate the first step towards improving this important amenity. Dennis Roarty

LIBRARY COMMITTEE

Welcome back to all our winter residents! Our refurbished pool area looks so inviting. It's the perfect setting for friends to get together and catch up on what has happened over the Summer or just relax and "soak up the sun".

The Library is only a few steps from the pool. Stop in and pickup some reading material (hardcover books, paperback novels, magazines.) They are all here and everyone is invited to partake.

Happy Reading!

Pat Davis

MANAGER'S REPORT – NOVEMBER 30, 2011

PROJECTS 2011

Pool

- Pool and patio were repaired and painted.
- New pool area umbrellas were purchased.

Clubhouse

- New banquet tables were purchased.
- Gym was painted and upgraded with new equipment.
- A digital video projector has been permanently installed.

Property

- New building location directional signs have been added.

Eastport

- Cooling Tower backup equipment was purchased in 2011 to provide one replacement device for all key equipment: motors, fans, frequency drives.
- Cooling Tower Replacement Reserve funding was implemented.

Budget

- Staff reduced from 6 to 5 persons for 6 months of 2011. Staff of 5 to be continued in 2012 .
- Accounting: Auditor performs a general review in October with audit work beginning in January. CPA Accountant performs 3 quarterly reviews throughout the year, plus 1-year end closing.
- Hazard Insurance: Renewal January 1. Expected Citizens windstorm increase of 10% did not occur. Actual increase - 3%
- Eastport concrete repair loan with Sun Trust will be paid in full May 2015. This loan is currently paid through our Operating Fund - \$290,000 annually.

Elevators

- Elevator upgrades for 2011: Required installation of Fire Tabs in all 8 elevators completed
- Elevator cracked tile floors will be repaired. Considering vinyl for one elevator per entrance in Eastport to be designated a freight elevator for 2012.

Barbecue

- BBQ area was added in 2011 as a test to determine its feasibility. (Owner vote will be required to revise our "no BBQ rule if test is decided to become permanent.)

Deerfield Street Project

- Deerfield Beach Street Project: All work is complete. Issue remains regarding trucks turning into HCCA main entrance from street left turn lane. Street width prevents trucks from making a u-turn. Potential damage from trucks entering our property exists to carports. Marcia Stevens, City Planner is investigating options. Resident suggested option is to install a sign: "U TURN PERMITTED AT NEXT SIGNAL."

PROJECTS 2012

Laundry Rooms

- Laundry Rooms will be repainted a neutral color and new vinyl flooring installed.

Asphalt Seal Coating

- Parking lot seal coating and striping will occur. (reserve funded)

Termite Control

- Re-inspection, re-treatment and repair as needed for resident storage lockers.
- Clubhouse infestation will be re-treated.

Bob Lorang

NEW RESIDENTS

WH 104 Harvey Klein
WH 203 Kathryn Sconzo
WH 307 Dennis & Cheryl Mears
WH 501 Joseph Schillaci & Krystyna Finnermark
WH 609 Gregory & Mary Steele
CH 423 Barry & Patricia Rasmussen
EP 136 Richard & Cynthia Cataldi
EP 235 Anthony & Mirian Moses
EP 437 Ruben & Mary Mendoza
EP 635 Ralph & Annemarie Vigants
EP 1040 Craig Howe & Elizabeth Hartfield-Howe

CONCRETE RESTORATION UPDATE: 11/30/11

Bad News:

- We tested several painted section of the catwalk floor and layers of old paint bubbled up. We decided to strip all floors to bare concrete at an unanticipated cost of \$29,400.

Good News:

- We can cover this additional cost.
- Concrete repairs on both buildings are basically complete.
- Hydro blasting of catwalk floors on both buildings has been completed.
- Brick installation began on November 29 and will take approximately 3 weeks to complete.
- Painting has begun on WH; CH will follow. The color scheme will be the same as EP.
- After bricks are placed, the knee wall and floors will be painted.
- First floor walkways of all three buildings will be resurfaced and painted out to the seawall.
- Some minor concrete repairs will be made to the rear of WH and CH.
- All work will cease between Christmas and New Years.
- We hope to complete the project in the month of "Feb-Mar". (My new word)

Capt. Bob Rae

City of Deerfield Beach

GREEN MARKET
ON SELECTED SUNDAYS AT THE COVE
8am-1pm

December 11 - Holiday Celebration
January 8 - Health & Beauty & Wellness
January 22 - Cooks
February 12 - Sweet Heart's Day
February 26 - Orchid Show
March 11 - Get To Know Deerfield Beach
March 25 - Pets Are the Best
April 1 - Grand Finale

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