

HCC NEWSLETTER JULY, 2012

PRESIDENT'S REPORT

Things have quieted down considerably here in the past few weeks. Many of our winter residents have left which prompted me to wonder about what the current make-up is of residents at HCC. My count revealed that currently there are 153 full time, 125 winter and 40 renters. As for sales, since the last Newsletter, we have sold 4 units and have several more pending.

We would like to be able to communicate information electronically with residents. We have developed a list of e-mails for that purpose and we need your signed consent to do this. If you haven't already returned the authorization form, please do so as soon as possible. Also, be sure to return the proxy for the Barbecue vote.

The reports in this Newsletter will bring you up-to-date on what is going on now and what we are anticipating over the next few months.

Have a great summer!

Lou Buscemi

TREASURER'S REPORT

At the end of May 2012, we have \$216,206 in the Operating accounts and \$177,200 in the Reserves. The Cooling Tower account has \$33,498 and the Boat Dock account has \$27,984.

Approximately, \$40,000 is owed by seven residents who have not paid their maintenance and are over 90 days due. All of them are being dealt with by our attorneys. Six of these seven residents also owe a total of \$16,300 for the concrete assessment. We are hoping that some of these delinquent accounts will be resolved soon. On a positive note, our income and expense ratio is close to the budget dollars.

Sara Bridger

CONCRETE PROJECT

The new surface on all first floor walkways, breezeways and entrance ways is not acceptable.

Tests to determine the compatibility, durability and strength of the materials used will be made by our Structural Engineer and an Independent Testing Laboratory. Based on the test results, a course of action will be presented to the Contractor to fix the problems. This could include complete removal and replacement of all first floor surfaces.

Undoubtedly, this will be met with some (a lot) of resistance from the Contractor. However, we have retained 10% of the total cost plus the "Project" has an insurance bond, in case of default. I will keep you updated.

Bob Rae

MARINE REPORT

We do not have any dock spaces for lease. You may see some empty spaces, but, they are under contract. No one is currently on the waiting list.

Hurricane Season is upon us. As I go around the Marina, I am really concerned about the way the "Snow Bird" owners have secured their boats. Our Marine Facilities Rules and Regulations (Blue Book, page 23) has guide lines for absentee owners and owners in general. Every boat owner is totally responsible for his/her boat. Members of the Marine Committee or our Maintenance staff **WILL NOT SECURE ANY BOATS** before, during or after a storm!!!! If we lose commercial power, boat batteries will not be charged; hence, the bilge pumps will not operate. Our generators do not supply dock side power.

Let's hope for another hurricane free season!!

Capt. Bob Rae

WEST HARBOR LANDSCAPE RESTORATION

The property west of 1301 (West Harbor) has been used as an equipment staging area for construction projects for the last six years. This area is approximately 50' wide and 150' long. It has been re-sodded and a new sprinkler system installed. Five invasive Brazilian Pepper trees, which prevented the Mangroves from growing, were removed. This caused a "gap" in the foliage and was rightfully upsetting to some residents. Ten fast growing green Buttonwood trees have been planted and in time will close the gap. The good news is that new Mangroves are now sprouting up in this area as well.

Bob Rae

SOCIAL ACTIVITIES NEWS

Eva Carpino, who chaired the Social Activities Committee, has resigned so currently this Committee does not exist. If any resident is interested in chairing this Committee or organizing a social function, please contact the Office.

CLUBHOUSE COMMITTEE

The Clubhouse Committee was formed in 2011 to study the needs of our aging Clubhouse. During 2011, the Committee determined that it would require up to \$10,000 to retain the professional help of an interior designer and architect to create a plan to update the Clubhouse. So this amount was included in the 2012 budget of the Association. This has been well publicized at various Cove meetings and through our Newsletter.

Such issues as the clubroom, kitchen, and furnishings will be addressed in the planning process taking place this year. We also plan to correct the ADA issues with the restrooms in the facility and the pool area, as well as the termite damage that has occurred in the wood window frames. Additionally, we will improve the library and exercise spaces. Eventually the office space needs will be addressed too.

Even though the Cove is private property, the City

of Deerfield Beach considers the grounds and the Clubhouse as public space, and therefore when we do any modifications (remodel the kitchen), we have to comply with the City's building codes and the State's hurricane codes. So we have to engage Florida State Licensed Professionals to create the plans.

Since February the Committee has interviewed six professional firms, and through a competitive bidding process has recommended that the Association accept the bids of Shelley McNaughton for the interior design work and James Hollingsworth for architectural design. This team of professionals will cost the association under \$9,000. Please plan on attending the Clubhouse Committee meetings that will be held as the planning process proceeds – we welcome your input.

David Locke

MANAGER'S REPORT

PREVIEW OF UP-COMING PROJECTS

NOTE: A more detailed list of future projects will be posted on the website.)

- 2012 Clubhouse design plan
- 2013 Dock fire hose installation
- 2013 Air Conditioning stands & electrical up-grade on roof of WH and CH
- 2013 Property perimeter fence
- 2013 CH main water supply riser pipes
- 2015 Eastport cooling tower water line replacement
- 2016 WH and CH balcony side screen frame replacement, concrete restoration and painting
- 2018 EP catwalk side concrete restoration and painting

Bob Lorang

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