

Hillsboro Cove Condominium Association
ANNUAL MEETING/ELECTION OF BOARD MEMBERS
FEBRUARY 19, 2013

President Lou Buscemi opened the Annual Meeting at the Deerfield Chamber of Commerce at 7:00 pm. In accordance with the Association documents, he asked for a motion to appoint an impartial Chair for the meeting. Mary Ellen Palenchar moved to appoint Property Manager Bob Lorang. Sara Bridger seconded, and the motion carried.

Bob Lorang asked Joe DiCarlo, Co-chair of the Election Committee, to certify that there was a quorum for the meeting. Having established that there was a quorum, Bob called the meeting to order and appointed the following residents as inspectors of election: Helene Wechterman, Frank Minucci and Dave Higgins. He then asked that the ballots be opened and counted.

Secretary Mary Ellen Palenchar called the roll. All Board members were present: Lou Buscemi, Sara Bridger, Nick Marchione, Dick Martin, Mary Ellen Palenchar, Bob Rae and Rose Sexton. The Secretary verified that the meeting was duly posted 14 days in advance and that an affidavit to that effect would be filed with the minutes. The Chair asked for a motion to dispense with reading the minutes of February 16, 2012 since they were posted on the Association website. Bob Rae so moved, Sara Bridger seconded, and the motion carried.

Treasurer Sara Bridger reported that 2012 ended with a surplus in the Operating Budget even though the Association spent more money on fuel for the pool and on water, sewer and trash services than was budgeted. She also spoke about the number of unit owners who are behind in fees and said that the Association is now renting Unit 243 in order to recoup some of the money owed on that apartment. The Auditor's report will be available soon.

Vice-President Bob Rae reported that only a few pilings had been replaced in 2012 and that currently seven boat slips are vacant. Three more are leased, but the owners have not put boats in yet. All vacancies are in West Harbor.

Bob went on to summarize the final stage of the concrete restoration – the first floor resurfacing. He explained that the original material was not durable and began to fail within two months. The Association demanded that the contractor remove 12,000 sq. ft. of surfacing at no cost. The Association then hired a new contractor to finish the job. The new surface has a five-year labor and material warranty and is attractive and liked by the residents.

Speaking as Chair of the Clubhouse Committee, David Locke reported that the Committee held a meeting on February 14, 2013 to discuss the plans for renovations as well as problems encountered to date. About 44 residents attended. The designer will present a final plan with costs and renderings at a March meeting.

Mary Ellen Palenchar thanked those involved with maintaining our landscaping, especially Judy Martin, who works tirelessly for us and designed most of the new planting areas.

Ginny Dunleavy reported that she will no longer be hosting the monthly Coffee Hour. She thanked those who have helped her over the years and hoped that someone would come forward to continue this tradition.

Mary Mendoza, the new Social Activities Coordinator, outlined the many activities that have taken place and those that are yet to come. She mentioned the twice-monthly cocktail parties as well as an afternoon movie and an upcoming High Tea. She welcomed all residents to participate and to talk to her about ideas for activities.

Property Manager Bob Lorang told residents about a plan to install geo-thermal heating for the pool. This \$43,000 unit will reduce our annual \$25,000 cost to around \$2,700. The unit will be paid for in 1.5 years. He also mentioned the excessive speeding around the property and the installation of speed bumps near the main entrance. He discussed updating the condo documents, especially in regard to parking. Currently, owners often use guest spots instead of their own and have more than two cars. These problems need to be addressed by revising the condo documents, especially the requirement that the Board get 75% approval instead of the standard 50% plus 1. He advised that EP 1523 needs a meter replacement which will affect 28 units in stacks 31-37, floors 1-4. The project will require that those units be without electricity for three days. Other projects include replacing the Eastport cooling towers' pipes during the next three years and replacing the air-conditioner stands on the roofs of West and Center Harbors over the next four years.

After ascertaining that there was no Old or New Business, the Chair asked for the results of the election. Joe DiCarlo reported these results: Lou Buscemi – 189; Frank Kramer – 80; Nick Marchione – 189; Dick Martin – 188; and Bob Rae – 182.

Rose Sexton moved to adjourn the meeting; Sara Bridger seconded, and the motion carried.

Mary Ellen Palenchar
Secretary

