

HCC NEWSLETTER JANUARY, 2013

PRESIDENT'S MESSAGE

Welcome back to our winter residents! A number of projects have been completed over the summer and fall and everything looks good!

The 2013 Budget was approved for partial funding of reserves at our November 29 Special Members'/Board meeting. Unfortunately, we could not avoid a quarterly maintenance assessment increase.

We are happy to say that since April, 2012, we have sold 6 units. The trend indicates that our property values are stabilized. Also, be sure to read the Manger's report for an outline of projects for 2013 and beyond.

Best Wished to all for a Happy Holiday and a Healthy and Prosperous New Year!

Lou Buscemi

MANAGER'S REPORT (PREVIEW OF UP-COMING PROJECTS)

- 2013 – replacement of air conditioning stands and electrical upgrade of WH and CH
- 2013-2014 – CH main water supply riser pipes
- 2016 – EP cooling tower waterline replacement
- 2016-2018 – WH and CH balcony side screen frame replacement, concrete restoration and painting
- 2018 – EP catwalk side concrete restoration
- 2018-2024 - WH,CH,EP and Clubhouse roof replacement
- Clubhouse upgrade project – Final plan and estimated construction costs will be available in 2013.
- A more detailed description of projects can be found on the Multi-Year Plan on our Website.

Bob Lorang

BITS AND PIECES

Use Restrictions of Apartments

Owners may lease their apartments for a 12-month period and must execute a new lease annually. A seasonal rental is allowed once in a 12-month period and for a minimum of 3 months.

According to our Declaration of Condominium, if a guest occupies an apartment in the absence of an owner, the owner must notify the office in advance. Upon arrival, the guest must register with the Manager's Office. If the length of stay exceeds 90 days, the guest must be screened in the same manner as prescribed in our documents.

Permits for Apartment Renovations

Please be aware that the City of Deerfield Beach requires permits and inspection on most of the work done in your apartment. You are expected to have licensed contractors do the work and be sure they apply to the city for permits prior to commencing work.

We require that you give the office advance notice of your remodeling plans by filling out the required form (Request for Alterations and Improvements) which is available on our website www.hillsborocove.com.

Change in Condo Docs

Our Attorneys informed us that our Declaration of Condominium regarding the age of residents was not in keeping with the current State and Federal laws. At the November 1 meeting, the Board voted to approve a disclaimer to our documents substituting "18 years or older" in place of 16 years of age in accordance with the mandates of Federal and State laws regarding fair housing.

Water Problems

Please remember to turn off the water valve in the utility room of your apartment when you are planning to be away (even overnight). Water leakage can cause serious damage to your apartment as well as to other units.

Apartment Keys

Remember that we require 2 sets of your apartment keys to be held in the office. This is very important in case of an emergency or if you lock yourself out. Please arrange to leave a set of keys with a neighbor or friend in the event that the office is closed.

LIBRARY COMMITTEE

It's that time of year again when we welcome back our winter residents. We hope everyone had a wonderful summer. We are now ready to enjoy the great south Florida Winter season!

The library is stocked and ready with lots of the latest (and some much older) novels, biographies, political works (as if we can absorb anymore of that), large print books, magazines, cookbooks, etc. There are challenging jigsaw puzzles and board games as well.

We operate on the honor system. Take what appeals to you and return it when you're ready to do so.

We appreciate any books or magazines you may wish to donate. Just drop them off in the Library in the return box.

Pat Davis, Jeanette Kramer, Judith Martin

NEW RESIDENTS

WH 203	Peter Kahn/Karen Fujii
WH 410	Anatol/Barbara Naczas
WH 415	Thomas Weber
CH 124	Frederick Knapp/Bonnie Blasi
CH 226	Nicholas/Bess Prasinios
EP 134	Jean -Jacques Desjarins/Jocelyne Meunier
EP 235	Arthur/Miriam Moses
EP 532	Richard/Katherine Olson
EP 738	Gilles Parent/Helene Camaraire

CONCRETE RESORATION

On November 20, 2012, a new contractor began resurfacing all of the first floor walkways using a very durable product that is aesthetically pleasing (looks good). As you read this, the project should be complete --- **BEST OF ALL, WITHIN BUDGET!** The overall delay was due to the original contractor's inability to complete the work to our satisfaction.

We wish to thank the owners and tenants for their cooperation and "understanding" during the entire project.

Bob Rae

MARINE UPDATE

At the November 1, 2012 Board Meeting, I reported that three boats had been broken into and expensive electronic equipment stolen. Also, some structural damages occurred. Over the years, very few thefts have occurred; however, it only takes one.

We met with several marine security companies and it was determined that trying to secure our marinas from intrusion by land or water is not practical. The best deterrent is lights on each boat triggered by a motion or electronic sensor with a timed shut-off. Audible alarms are also available, but not recommended.

Nick Marchione has recommended a local contractor, Frank Amoroso (954.303.19032). I also spoke with Frank and found him to be knowledgeable, and he offers several security options at a reasonable price. He is currently working on three boats. Another contractor, Protection One, Jean Pierre (736.412.9337) is offering a basic package which is more sophisticated, starting at \$1500.

Captain Bob Rae

CLUBHOUSE COMMITTEE REPORT

After nearly two years of work, we believe we have developed an acceptable floor plan that will use the existing space in our Clubhouse more efficiently. It will also bring us into compliance with current ADA and Liability and Fire Insurance requirements.

The plan that was shown at the November 1, 2012 Board meeting has been finalized. We now plan to discuss the newly revised plan and potential costs of the project at future committee meetings.

Please plan on attending meetings. We look forward to your comments.

David P Locke

TREASURER'S REPORT

Last year we did not have a maintenance increase. However, due to increased costs from our contractual vendors (building cleaning services, gardeners, etc) we were forced to raise the maintenance. We also will be spending more next year on pool heating fuel, trash, water as well as postage. We also need to continue to fund future needs like roof replacement, building painting among other needs. The good news is that we have managed to stay within the parameters of the 2012 budget.

Sara Bridger

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