

HCC NEWSLETTER

OCTOBER, 2013



PRESIDENT'S MESSAGE

I am really excited about writing this message since it's the first of our new E-Newsletters. I'm equally excited about all that's going on around here - new installation of security cameras, new security cart (see picture below), new pool heating system, new email program and additional racks for kayaks. Be sure to read the details in the various articles by those involved.

Ray Moore talks about the email program. Mary Ellen Palenchar writes about the future of the Clubhouse, Nancy McCue talks about important tips for our community, Mary Mendoza describes the Social Scenes, Sara Bridger discusses the Budget and Nick Marchione brings you up-to-date on the marina and docks.

At the September 4 meeting of the Board of Directors, the Board voted to send out a letter and ballot concerning the future of the clubhouse. There was an overwhelming positive response from the residents to our plan. Please read the letter carefully and return the ballot by September 30.

Thank you, Lou



NEW EMAIL PROGRAM

AN INFORMED COMMUNITY IS A HAPPIER

COMMUNITY

Our new email program has been in the making for a couple of years. It was finally launched on June 24. Bob Lorang and I started putting it together with Lainie's help. She sent out the appropriate consent slips to the residents, and we ended up with about 300 enthusiastic owners who wanted

to be kept up-to-date on what's happening at HCC.

Bob asked me to take it over completely. I agreed and the results have been very rewarding. Because of the magnitude of the project and with the Board's permission, I asked Nancy McCue and Mary Mendoza to work with me. I'll be handling communications coming from the Board of Directors. Mary Mendoza will deal with Social Scenes, and Nancy McCue will be taking care of day to day property maintenance notices provided to her by the Manager. She will also be sending out bulletins of interest from Deerfield Beach District 1 and the BSO.

Ray Moore

TREASURER'S REPORT

I want to thank all the residents who sent in ideas for items which they would like to see included in the 2014 budget. The overwhelming majority has asked for increased security. As you know, we are already addressing this concern.

We have already started working on the 2014 Budget. We are currently analyzing our expenses and working on projections for next year. Our annual Budget Committee Workshop will take place in October. Check bulletin board for date and time. The proposed budget will be projected on a screen so that all attendees can follow the process. All residents are invited to attend.

Sara Bridger

CLUBHOUSE UPDATE

Before the vote on the complete repair/renovation of the Clubhouse, the Board indicated that some repairs to the building and its interior could not be delayed indefinitely.

To that end, the Board has begun the process of removing the asbestos in the ceilings. We have removed the drop ceiling in the main Clubroom. Next will come the removal of the asbestos-covered ceiling board in the Main Room and the asbestos in all the ceilings. This work will necessitate closing sections of the Clubhouse for brief periods.

We have listened to your suggestions and will proceed in stages. If you have ideas, please send them via this e-mail account or write them down and leave them in the Office. We value your input.

Mary Ellen Palenchar

PERMITS REQUIRED FOR RENOVATIONS

There are a number of new owners at HCC and others who intend to do remodeling of their units. It is important to note that under the Florida Building Code, condo owners are NOT permitted to work on their own unit. They must hire a Florida Licensed Contractor and obtain all necessary permits. Failure to hire a licensed contractor is a felony in the state.

Except for interior painting and replacing floor covering, all other work requires a City of Deerfield Beach permit. Examples of projects requiring a permit and licensed contractor include replacing water heaters,

air-conditioning units, renovations for kitchens or bathrooms, replacing bathtubs or showers, replacing windows or doors and hurricane shutters, replacing balcony enclosures with windows, adding light fixtures or electric fans and mold remediation. The building permits must be displayed on the front of the unit, visible from the outside. For more information check the city's website at: www.deerfield-beach.com.

In addition, no unit owner shall make any alteration or structural change within their unit without prior written consent of the HCC Board

To verify that your contractor is licensed, go to the Department of Business and Professional Regulation at: www.myfloridalicense.com and click "Verify a License".

Nancy McCue



MARINE REPORT

An exciting and growing group are our kayak owners. HCC started a couple of months ago with new racks and launch dock for 18 kayaks. Due to demand and avid paddlers, we now have racks to support 30 kayaks with six slots still available.

Thanks to the HCC Board and Bob Lorang's support, with team effort by Scott, Leroy & George, the construction, layout and location are outstanding. Now the river is often full of colorful Kayaks from HCC!

In October we are planning to replace approximately 30 pilings and, in the future 60 more. The cost comes to about \$1000 a piling with the slats and new hardware. Our dock space and maintenance is one of the best along the ICW and something we can be proud of.

Our boating community has made a comeback with Center and East packed and West with six docks available. We are planning a boaters' meeting and Boca Lake tie up in January when everyone is back. HCC has done this in the past, and we think it would be nice to bring back the tradition. Let's make it happen!!!

If you have a dock problem or see a broken piling, call Nick Marchione EP 239, Jim Leipold EP 742, or Bill Talley CH 223.

Nick Marchione, Dockmaster

SOCIAL SCENES

Goodness Gracious!!" are the words I would hear my mama say when something unexpected happened. And that is exactly how I feel today.

Goodness Gracious...who would have ever thought just six short months ago

Hillsboro Cove Social Scenes would be the "talk of the community"?

HCC Social Scenes has had a great effect on our community. By offering various activities, we provide opportunities for you to meet new people, make new friends and act like a kid again.

The activities have included planned events and spontaneity!

Coffee, Casino BBQ, Picnics

Bingo, Bunco Poolside, in the Pool

Movies, Books Happy Hour, After Hours

Wine Tasting, High Tea Photo Fun, and beyond

The participation has been a resounding "yes" to the question, "Do you want to continue HCC Social Scenes?"

It is now time to plan the activities for "The Season". HCC Social Scenes will soon have a planning day so we can bring our ideas together and provide a schedule of events for the entire season.

WE NEED YOUR HELP. *If you have an activity or event you would like to recommend to us, please email: justcallmary@me.com to share your thoughts and ideas.*

P.S. Check your email box, bulletin board and channel 92 for upcoming events.

"Goodness Gracious" - Mary Mendoza



***IT'S HURRICANE SEASON!
ARE YOU READY???***

(PHOTO BY DAVID LOCKE)

THE HCC NEWSLETTER IS PUBLISHED QUARTERLY AND IS EDITED BY RAY MOORE & MARY ELLEN PALENCHAR



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