

HILLSBORO MILE OCEAN APARTMENTS

59th ANNUAL MEETING

FEBRUARY 4, 2015

Meeting was called to order by Board President, Donald S. Varian.

Certifying Quorum: At today's meeting with 18 of the 44 condos physically represented or with verbal proxies held for many who were not, there was a quorum.

President Varian stated that unfortunately he was the only current board member present. Henri Clerk is in Montreal. He is selling his business and is unable to be here today. Sharyl Ginther, our secretary, was flying in this morning from Ohio but given the weather her plane was delayed. Jacques Brunelle, our treasurer, has sold his unit. Karen Kirt is in Minnesota and not able to be here

New members were introduced: Sharon Freeman, in 1C, but her husband is not present, and Mark Rowat from 20D.

Roberta Meschkow moved to adopt the 2014 minutes. There was no opposition and the 2014 minutes were approved.

FINANCES:

Two years ago we had \$38,000 in reserve. Last year the reserve became \$62,000; and at the end of 2014, we now have \$101,000 in our reserve fund. President Varian is very conservative as to spending the Association's money and unless there's a major reason to spend it, he believes this to be a good time to save.

We just had to spend \$24,000 to essentially redo the roof on the C building, and no new problems about that roof have been reported. It is not a replacement but very extensive redoing. We're satisfied and we just actually sent them a check.

Most of our expenses stayed in line with before. There have been no assessments. Unless there's a major hurricane there shouldn't be any need for assessments. We work on a very tight budget so it's important that everyone pays their bill – which 96% of the owners do.

By far our biggest expense is the lease cost of our land, but our assessment compared to other locations is still very reasonable.

NEW BUSINESS

President Varian presented Henri's boat committee information: four slips have been rented. There are one and one-half slips still available: one full and one needing alterations.

As for the Beautification committee report, there have been no complaints.

The lawn service has increased our fees some and we have accepted the increased rates as it is believed to be a competitive rate – unless anyone objects – and no one did.

We have had complaints about our disposal company and have asked Dan to get us a new bin. However, as Dan has been unsuccessful in acquiring a new bin, President Varian is going to be sending them a formal letter asking for a new bin and will follow up on that.

The President, Vice President, and Secretary have one more year on their terms. Jeannine Bukvaj is an accountant and President Varian moved that she would take over Jacques' position for the next year. He also moved that Karen Kirt would serve for one more year unless someone else would like to run for that open seat. He requested a motion to approve Jeannine and Karen for one more year and the other three positions to continue for one more year. It was moved and approved.

In addition to the roof on the C building, we've patched and painted the roof on the party house. We've completed structural repair on both the C and D buildings interior core: the rebar was being exposed and rusting and caused concern so we had it redone. The cost was \$4,200 and for the time being that issue is now resolved. We checked the credentials of the repair company which was Mark Chello's recommendation. He assured us he had used them on other buildings. The work wasn't that extensive but we chose not to let the problems get worse in the hopes of avoiding major issues. Let us know if you see problems.

We purchased a new chain saw and a new snake for use in the units. Please remember to use the disposal carefully: don't put rice, eggshells, coffee grounds down. Our pipes are getting smaller due to corrosion, so be very careful with the use of your disposal.

It was mentioned by a member that the lateral pipes that take the sewage out under the buildings were replaced about 7-8 years ago, which should last for the rest of our lease. The vertical pipes are our problem. It has been made a requirement that every unit that is being remodeled must put in new PVC plastic stand pipes instead of the cast iron pipes.

We bought a new Weber gas grill. Please let Dan know when the tanks are empty and he will fill them.

It was also mentioned that the complex metal grills are to be fixed as an off-season project for Dan. The walkways need repair and that should be done during the offseason as well. And also re-staining of the wood along the inter-coastal – to keep it from deteriorating. No color, just sealer.

Issues people have asked to be addressed:

- 1) If you're going to enter into a long term rental on your unit, please remember the long term renters need Board approval. It is important to abide by the rules as regarding who you can rent to and how long the rental must be for. And if that's done there should be no problem.
- 2) It is extremely important that we are conscious of our neighbors. The biggest problem at this time of year is that while we're not using our air conditioners, sounds carry. Please be conscious of sounds of your television, radios, stereos, etc. so everyone can enjoy their condo without that interference of noise
- 3) If you see debris, please pick it up and if you see things in the area that aren't okay, please let us know. Consider this your home 100% of the time, picking up and cleaning up and letting us know if something's wrong.
- 4) There have been no concerns voiced about Dan. Please remember that whereas he can help you carry and move things as part of his position with the association, if you have an extraordinary job you may hire him to work in the afternoons; and feel free to do so as that gives him extra money.
- 5) We've had some concerns about cabanas that have been left up. We've had some big winds and they've picked them up and carried them. So please for safety and for those on the first floor, please always put your cabana down at the end of the day – for safety and aesthetic reasons.
- 6) Roberta mentioned that the E building is using the D beach area and using our access to the beach. President Varian stated that will have Dan approach them after determining the property line.
- 7) We have had a request to remember to leave the pool locked. Pool is for use of owners of our property so please don't give your keys to anyone other than renters and owners.
- 8) It was mentioned that many of the metal grills on the outside of our condos are very rusted. Please remember that the air conditioning units are the owner's responsibility and we should all fix them up or have Dan fix them.
- 9) It was mentioned by a member in the C building that some D units have installed new ac and the sound is very loud and very annoying as there is no sound protection for those in the 17, 18, 19, 20, 21, 22 C building units. This member would like to see quieter units used. However it was pointed out that the only issues we as an association can have are where and how the unit is installed. It was suggested to talk to Dan and talk to unit owners to ask if noise can be helped.

10) A C building member mentioned that there is an area in the C building around 1C that needs some landscaping or mulch. It was suggested to let Dan know and the association will provide that mulch and whatever else is needed there. President Varian agreed to look into it.

Lastly President Varian announced that there are no lawsuits pending. Further, of the five lawsuits that have occurred in the past several years, we have not had to pay any money.

“Whereas we are confronted from time to time with major maintenance improvement expenses which do not occur regularly or with predictability and since by law these expenses must be provided for in advance along with regular assessments, unless stockholders provide otherwise, not be it resolved as follows:

RESOLVED that the Board of Directors be and that they are hereby authorized to meet such non-regularly recurring major maintenance or improvement expenses in amounts adequate to meet such expenses as they occur.”

Meeting was adjourned.

Submitted by Sharyl W. Ginther, Secretary.