

HILLSBORO MILE OCEAN APARTMENTS

60th ANNUAL MEETING

FEBRUARY 3, 2016

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

Certifying Quorum: At today's meeting with 12 of the 44 condos physically represented or with verbal proxies held for many who were not, there was a quorum.

President Varian welcomed everyone and acknowledged that not everyone received the packet of information from Cabot Management. Copies were available at the meeting and could be requested from Cabot. He informed us that Henri Clerk and Jeanine Bukjav were in Montreal but they had each provided a report which would be presented in due time.

Sharyl Ginther, the secretary was introduced. Karen Kirt, a current board member was also present.

We have lost one Association member this year: Myrtle Levinson in 15C.

There are 5-6 new members, a sale pending on 22C, and at least 7-8 units are on the market. Historically all units on the market have sold in a reasonable time, although it is worrisome that with only 40+ years left on our lease, the salability of our condos could be diminishing. President Varian mentioned that his son is a real estate attorney in Connecticut and he had mentioned to him that years ago there were discussions among Association members about purchasing our land and buildings. The counter offer at that time from the trust, Fisher Trust, which owns the land and buildings was \$10,000,000. Considering that lots just down the road from our land are now going for \$8,000,000, that offer is probably no longer possible. Admittedly, we are not zoned for high rise, but it still seems unlikely. However, unless he hears otherwise, he will have his son continue to check into it. He's also going to be looking into whether they would consider extending our lease. We pay \$200,000 a year in lease payments. It was agreed by those present that looking into options would always be welcome.

Roberta Meschkow moved that the 2015 Minutes be approved. Judy McGarragan seconded. The minutes were approved.

The new members present were introduced: Patrice Delaney Lussier and Bruno Lussier from 8C, although they had previously owned 19D.

FINANCES:

There is approximately \$106,000 in the investment fund, which is more than last year.

Our major investments had been with regard to water leaks: one in front of the C building and a major one at the clubhouse. We also lost a tree at the clubhouse because of the necessary repairs.

Our water bill in 2015 was \$35,000, much more than last years. We are now monitoring the water bills. There is a sprinkler system for C and for D and the main line. One goes through the city sewer and two do not. We're seeking a reduction/abatement from the city for our sewer rates.

Pipes are deteriorating rapidly. Long range tearing up will be a major expense – not just to the main pipes but in the buildings. The new units are ordered to replace their iron pipes with PVC.

We repaired the parking lots with a topical coating. We fixed the boat docks and created more room by the second grill. Now there are 6 boat docking units rentable – and indeed the 6th space was just taken by President Varian. The \$2,200 outlay expense should be paid back within six months.

There hasn't been any major wind damage. However, there are still periodic water leaks in the buildings. In his 2 ½ years as President that has been the biggest problem: water leakages and who's responsible. Exterior problems are the Association's expense but any interior leakage is the individual owner's responsibility, including windows, balconies, and inside the unit.

There are no lawsuits pending. However, there are still problems particularly with tenants not being there and not overseeing their condos. On certain occasions we've just had to fix the problems and then fight over who is to pay.

Ben Fisher stated that he is a victim of that. Myrtle just passed away 2 weeks ago and she had replaced her sliding doors. He was told by Dan that that was Cabot's responsibility. But the issue is where the water is coming in. His interpretation was that she corrected as best she could but the problem is the rebar – and he has someone to give us an opinion. He thinks that Cabot should get 2-3 bids.

It was discussed that the time for patching is over – it's time for capital improvements.

President Varian pointed out it's NOT Cabot's job – we have to get the quotes and have the work done. Fisher will give his suggested names to President Varian who will see it handled.

Henri and Jeannine's report was presented:

The water issues continue, and Henri believes we still have some leaks. The pipes are just so corroded which then require replacement. The cracks in the building lead to the rebar rusting.

The sea wall pilings are corroded at the bottom and it's just a matter of time until we can't maintain.

Jeannine is developing the website which will be shared as soon as it's up and running.

President Varian, who is retiring as President, reminded us that we need to be ever vigilant about caring for the property -- picking up litter, reporting things we see are broken, seeing something and letting board members know.

NEW AND OLD BUSINESS

We have a new lawn service. Dan is doing the mulching – which he does after his other work is done.

Subleasing – please be aware if you’re going to sublease it takes the approval of the board.

Our policy is still No Pets – and it will be enforced by our board.

In the last three years, there have been no increases in monthly assessments and no extraordinary assessments. The last increase was when Andre was president. The reserve fund will be \$10,000 by the end of the year if everyone pays. No one is currently in significant arrears.

Dan, our handyman, is part-time. This makes his position very difficult to replace: he shows up every day, he’s someone who can do minor electrical, minor plumbing, landscaping, carpentry, strong enough to carry items, etc. He’s asking for a raise from his current \$18 an hour. It was also suggested that we use Dan for private jobs. It was moved that we pay Dan \$20/hour. A discussion was had about what Dan does: it was pointed that he’s not a cleaner – his background is in construction. It was pointed out that he doesn’t clean the clubhouse very well. The walkways need to be pressure cleaned. A job description had previously been completed for him.

It was also discussed that Dan has access to all condos. There’s a privacy issue so he has taken other members with him when he enters a condo in the past, unless specifically requested by an owner. Henri has gone with him, as has Jack. He will be instructed to check all condos again this summer.

It was then suggested that Dan go into condos at least 2 times a summer – probably at our insurance company’s request. It does however, take several hours. It was then suggested that he should go into the condos at least one time per month.

It was mentioned that Sophie in 10C had a problem with humidity which was believed to have been from the condo above.

Sophie also commented on the pool bottom. The discoloration needs to be sandblasted and then coated with a special material. This would cost \$12,000 to fix the bottom and yet it appears to be only an aesthetic issue.

Roberta reported that a friend of hers was informed by a realtor showing her a condo in the E building they could use our pool. Don said he would be happy to call the realtors who are giving that false information.

Benny Fisher called the question of Dan's raise: only two opposed so it passed. Don indicated that he will be telling Dan that this raise to \$20 per hour is given with an expectation of raised results.

It was pointed out that the storage doors across from 1C are rusted and the door is crooked. It needs to be fixed and the sidewalk where the water pipe repair occurred needs to be painted. Also there are swarms of ants in shrubs which Dan needs to know about.

Dan needs to clean up the beach area in particular removing the grasses and the runners with stickers.

The loss of our sand was also discussed. Don, Anne, Roberta, and Jack had attended a town meeting which explained the problem: Deerfield Beach's piles of stones and pier removes the natural flow of sand southward. Additionally, sand is being dredged from the Hillsboro Inlet and given to Pompano Beach.

Hillsboro is looking at the possibility of suing Deerfield Beach. Roberta and Jack are on a marine accountability committee and reported that the (then) Hillsboro V.P, Deborah Tarrant, informed them that in 1959 Deerfield was given a permit but if what they did brought harm to Hillsboro, Deerfield would be liable to repair or reimburse. It would cost \$27,000,000 for a beach nourishment project. Deerfield Beach, Hillsboro Beach and Boca Raton town managers are meeting. There are two mandated mediation meetings before we can sue. Don projects that they're going to offer us \$0.

Don also reminded us that people who come here to perform contracted services for the Association should only be contacted by the Board – not a unit owner. The Board needs to tell them what they can and can't do. So if someone sees something not right, please contact the Board President or a Board member and he/they will follow up.

The lights that 7C had put upon the trees by the beach were discussed. It was unanimous that we ask 7C to remove the lights from the trees. These types of decorations require the Board's approval.

On Dan's list will be to check the barbecues – but everyone should remember to close the gas valves after use – and to clean and cover.

The cabanas this year are not as neatly placed on the beach as had been done under Kevin's control. We'll see what Dan can do with this issue.

On February 24, repair work will begin on new water lines and new power lines. It is expected that the road will probably be one-lane during this work.

It was mentioned that the sandbags in front of properties down the road are that owner's not the city's. We are blessed that we are 18 feet above high tide. Not since Wilma has the water reached our condo buildings.

Please remember if you use the laundry room to erase your condo number on the blackboard if you are not intending to use it the next week at the same time.

The sprinkler retro-fit state wide issue was discussed and how we can opt-out, but each condo owners must so vote. Benny moved that we do indeed opt-out, Judy seconded, and the membership approved opting out.

ELECTION OF OFFICERS

Officers for next year:

Henri Clerk as President. He has the knowledge and now should have the time as he is retired from his business. He is counting on Don's continued help, which is why Don will stay on the board as Vice President, bringing his legal skills. Sharyl has agreed to remain as the secretary. Andre mentioned a concern that Dan would now be working with Henri and not Don – Don said he would make it very clear with Dan that he is to work with Henri and that his raise is conditional for one year.

Mark Rowat was asked and agreed to be on the board which was much welcomed as he is a year-round resident. It was discussed and agreed that Bruno Lussier will be asked to fill the next vacant spot available on the board.

Roberta moved that this slate of officers be approved. Bennie Fisher seconded. And the slate was approved.

President Varian read:

“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.”

Bruno moved and Anne seconded, and it was approved.

Meeting was adjourned.

Submitted by Sharyl W. Ginther, Secretary