

HILLSBORO MILE OCEAN APARTMENTS  
61st ANNUAL MEETING  
FEBRUARY 1, 2017

Meeting was called to order by Board President, Henri Clerk.

At today's meeting with 19 of the 44 condos physically represented or with proxies held for many who were not, there was a quorum.

There are currently only two condos for sale: 17C and 9C. Last year at this time there were 5 or 6 for sale.

**Committee Reports:**

**Beautification Committee:** Tables and Chairs just outside the boathouse were bought last spring at Costco. Also two sets of tables and four chairs for the lawns. Sturdy tables were chosen.

**Boat Committee:** There is a 5% raise in the slip fees. We have no waiting list although a lot of people said they were interested. Two people want a big slip so there IS a waiting list for the two big slips at the northern end of the dock.

**Finance Committee:** Reviewed the proposed budget. Last year we were at \$340,000. Rent goes up every 5 years – and so this year, 2017 rent went up by 7%. Laundry is the same. The dock income has gone up as all slips are rented and we have a 5% raise this year. We do have a lot of late payments and then no payments at all. (28 x 12) – but next year we hope for zero. We had a special building assessment last year of \$85,500. And yet things still need to be done. Donations are always welcome: for example, the bricks by the pool were donate many years ago. Budget expenses: Dan, our handyman has a car expense, insurance goes up about 5% every year, legal expenses for collection, accounting fees, electricity expenses. The pool is the largest electricity expense which is why the temperature of the pool is being locked in at 85, but still expecting a 2% increase next year. Our water and sewer was \$25,000 budget but came in at \$40,000 due to the large waste of water with the broken pipes and pool leak. Still trying to get credit for sewer expense from the city as it is tied to the water usage but there was no corresponding sewage expense as the water did not go into the sewer. Awaiting solid proof from plumbers to present to the City. Keeping the budge at \$25,000 and remain hopeful. Building repairs are only budgeted at \$20,000 next year and we remain hopeful. Beach raking is done by the city. We trim all the palm trees usually at the beginning of the summer. Last year we cut back (\$4,000) as someone picked up the coconuts. Coconut disease is a continuing issue. We have the yellow variety. Our bushes are dying – require spraying which is expensive; but it appears to be more expensive to spray than to buy new plants. Our ground maintenance is an ongoing issues. Exploring whether landscaping should be added to our lawn service. The pool was a major expense but fungi was growing in the pool and it needed to be resurfaced. In  
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redoing the surface, we found a leak which then had to be repaired. We also now have a pool contract. Not really more expensive as they supply the chemicals. They come three times a week. They check in so we know they have come. We're thinking of moving back to two times a week at certain times of the year. Also, no more black mulch will be used in the areas around the pool – as it would get into the pool. The maintenance contract (Dan's contract): we pay Dan's son \$12/hour to do odd jobs in addition to Dan's responsibilities. He frequently uses (and pays) his daughter to do work as well. Dan is very valuable: he's here and always available. His performance has been better than last year and we know how hard he would be to replace. He wants a vacation this summer. We are having sprinkler problems, but we still don't have a contract. The landlease increased by 7% (\$14,000) which means that our bimonthly assessments are increasing: \$60 for one-bedroom/1share – so an annual increase of \$360; \$76 more for two-bedroom/1.5 share – so an annual increase of \$456. This will prevent a special assessment as we can't cut our expenses.

### **President's Comments:**

As regards all of the building repairs, we only did a portion of what needs to be done. In many places, we had to take the stucco down to the rebar to repair. And still we have new issues. However, we've decided to accumulate funds this year to do the necessary repairs in the future. So will be trying to relax this year as regards the building repairs that we know need to be done. Also we're hoping to clean up the west side of the buildings: removing all the shutters for any storm proof windows and then removing the rust from those removed shutters.

The repairs this year created a war zone: C building had many more problems than the D building – although there were major problems in D by the stairs. The budget of \$40,000 was out of hand, but we were stuck. We did a small \$84,000 special assessment. Basically we should do the same thing this year, but we're going to hold off.

Major pool repairs were done this fall as well – and we have now contracted with a maintenance company.

Another major repair was to the sea wall – all the pilings were done – at the bottom of the pilings they were going to collapse. We had cement poured and plastic all the way to the ground – which should last another 10-15 years. Also we had all the joints sealed beneath the cement wall. We were losing sod to the intercoastal – and the pool crack was the result of that.

Another major expense was replacing broken water pipes. Our buildings are old. Cast iron breaks and we had leaks everywhere. On the north side of the boathouse, we had 90% of the pipes replaced and the valves, and on the south side as well.

Every time there is a pipe breakage in the C and D building we have a look while the walls are open.

There are now flexible hoses in the C and D buildings for condo owners' usage – and to be hooked up to wash walkways. Or to be used by condo owners on windows.

We have a new website: [www.1043hillsboromile.com](http://www.1043hillsboromile.com). Email address: [1043hillsboromile@gmail.com](mailto:1043hillsboromile@gmail.com) (Password “paradise”).

We're hoping it will be used frequently. Ideas are always welcome. We're hoping if you see something, you will write it down in the website, so everyone knows. We're also hoping it becomes an information center for information about owners and renters. If someone is a guest – let us know whose and where. And don't forget every renter needs to complete an application, which can be done on the website, as is stated in the by-laws. Hoping also suggestions for tradespeople/workers can be added. It was noted that we need a new plumber – as we're no longer using Millenium. Which reminds everyone to post suggestions and information on the website about tradespeople.

Over time, as we've had issues, we've replaced the waste pipes. We redid all the sewers and now maybe one-half of all the stacks have been changed.

We remove shutters at Association expense when owners have storm proof windows.

We needed to change all the lights because we were in trouble with the turtle law. All lights had to be amber lights.

Owners need to be reminded that there are to be only cabanas and two chairs on the beach. It's been a mess for the past few years and we're hoping to fix that. Weeds need to be pulled – or sprayed.

Complaints: there is to be only one car per unit in the east side parking lot in busy season. Other cars need to be parked in the parking area west of A1A. Sadly, some people are parking two-three vehicles on the east side parking by the buildings.

On the common grounds outside our condos there should be nothing – all furniture must stay in the apartment or on the patio; not on the grass. There are to be no carpets outside of units – it's hard on the grass, the cement paint, etc. – and they're difficult to clean.

We are to identify chair and cabanas with condo number so when they are stored they can all be identified. There were about 10 cabanas and chairs in storage that could not be identified and will need to be thrown away.

There is a hose for car washing over next to the trash containers. Please don't wash cars in the parking lots as soap hurts the grass – but rinsing off is okay.

The Storage rooms in the buildings are a mess and need to be cleaned out. A new door on the C building storage room is on the to-do list.

All air-conditioner units should be covered – e.g., with lattice work.

Please be sure to close the propane when you use the gas grills.

Please be sure the water faucets are turned off everywhere. They've all been labeled so if you see one leaking please report it to Dan.

Please report guests and renters, even if just family guests. Use the website rather than posting them by the mailbox. The names by the mailbox have been removed for security reasons.

\$35,000 in association fees were unpaid as of the end of January. At the end of the month we're always going into our reserve account. We are hoping that more people will provide Cabot Management with post-dated checks which they can then just cash at the appropriate time. Online banking is perhaps another option.

Four people are delinquent and in collections – which is more than one month delinquent. In order to get individuals to pay back association fees, we frequently forgave the legal fees and interest if the person was willing to pay the principal. We're considering placing liens on the properties of those who are behind. Bennie Fisher is going to investigate other means of applying pressure as it is felt waiving legal fees and interest sends the wrong message. The problem is these are our neighbors, not absentee landlords – and it is a problem if we do it for some and not for others.

It is the policy of the Association, the payment is late if not received by the 10<sup>th</sup> of the month it is due. Then if not paid, we're hoping to have a policy that the matter is out of our hands. Policy will be posted on the website.

Gordon Freeman has been added to the board. The Board remains Henri Clerk, President; Jeannine Bukvaj, treasurer; Don Varian; Sharyl Ginther, Secretary; and now Gordon Freeman.

Reminder: there are to be no animals, including but not limited to no dogs on Hillsboro Beach.

President Clerk 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.”

Meeting was adjourned.

Submitted by Sharyl W. Ginther, Secretary