

HILLSBORO MILE OCEAN APARTMENTS
62nd ANNUAL MEETING
FEBRUARY 7, 2018

The meeting was called to order at 1:42 by Henri Clerk. It was determined that we had quorum.

He began by thanking everyone for coming and introducing the current Board of Directors:

Henri Clerk, President
Jeannine Bukvaj, Treasurer
Sharyl Ginther, secretary
Gordon Freeman
Christy Zwenger

Sadly, we lost two Association members this past year:

Don Varian, who had been past president
Frank Alberghina's wife

It was moved (Andre Devillers, 16C) and seconded (Bennie Fisher, 14C) to accept last year's minutes.

New owners were introduced:

9C – Jill McKelvie
14C – Stephen Bland
21C – Eugen Gianni Brill
17C - Peter Starflinger
21D - Michael Weaver
3D - James Weaver

The units currently listed for sale are:

3C/6C Denis Tomkiewicz and Sophie Levesque
10C - Stephen Bland
19C - James Weaver
4D - Antoine Migdilani
21D – Don Morash

COMMITTEE REPORTS:

Boat committee:

We have six slips all occupied, no waiting list.

Beautification committee:

Not all has been done yet and more will be implemented; but much was done to recover from the damage of hurricane Irma. There was much cleaning, and cutting down of broken trees. There has been a renovation on north side of C building, which is the result of three owners from that building donating money for these improvements.

New front sign was needed after the hurricane – was replaced for under \$1,000 with Dan’s help.

Financial Report:

Revenue:

Not much happening with the budget revenues this year. Most importantly, we recovered all the money owed to us by Association owners in default: \$17,000. So everyone is current. It is our goal not to let anyone go so in default in the future.

The other sources of money were reviewed: interest, laundry, dock income, application fees, all of which were unchanged from previous years.

Expenses:

Auto, insurance, etc. – everything is the same as last year. Electricity went down a little bit this year because we controlled the pool (set the temperature at 86 degrees – locked the gate so people couldn’t adjust).

Water/sewer – it was up and down, as we continue to watch for leaks. We want to fix them right away. All taps now have a number and so if you see a leak, please let us know the number of the tap so it can be fixed immediately. Five or six taps were changed to control the problem.

Building repairs and supply – the regular cracks, walkways, lighting, painting, nothing extra.

Tree trimming – spent extra this year with one trimming before hurricane and one after the hurricane. But it is hoped we can bring that cost down by finding someone who can do it cheaper.

Pest control – our fumigation last summer appears to be a success. The fumigation people told us that where we have a water leak is where we will most likely find an ant infestation. We are having a problem with red ants. We need to have pest control year round, particularly ant control. Henri is thinking of trying to do it ourselves, using Dan and our own resources – but it’s a big problem.

Pool repairs – because of new regulations we got our permit with a lot of repairs, new valves, etc.

Maintenance – a bit more because of the hurricane, it came to about \$2,600/year.

Sprinkler – grass is yellow because it is overwatered. Some of the sprinkler controls are by 1D which controls the front sprinklers. Man came to show us how to control it. Now the heads are all adjusted.

Assessments for each unit: we were supposed to raise the condo fees this year to comply with the budget; but decided to wait a year. We are still gaining a little here and there. So we should be able to get through the year.

Sharon Freeman suggested we all thank Henri and Jeannine for their huge contribution this year, particularly with the fumigation and the hurricane damage. Everyone present agreed loudly and enthusiastically.

The fumigation process was frustrating – the company did not want go ahead unless everything was thrown away or bagged, which meant extra work in many units – with people not having been able to do what was necessary. But the termites died. We should be free for five years. When you kill a queen, it takes a while for a new queen to come in and workers have to go out and find a new colony. We were happy with that firm – however, we lost a lot of trees/bushes due to the tenting; we still have to change some of them, remove some of them. If you see any termite damage, please report. Look for sawdust – we have to really pay attention. We had three apartments really affected. We only have a one-year warranty.

Then we had to deal with Irma. It was like a war zone: trees down, sand over the parking lot and grass. It was hard work and cost a lot of money but we were able to cover the cost with the money from the “late payers.”

We have new tables and chairs by the pool which are good quality. We paid for an extra bar at the bottom of the chairs for weight and stability.

We paid to have weeds removed from the beach; but they’re starting to grow back a bit.

We bought white river rocks. We removed the sand and put the white rocks on the ocean side of the D Building. We intend to do the same thing for the C Building. Shrubs need to be planted along the buildings. Going to wait for warmer temperatures. The problem was raised that rocks will get hot and then the plants will die. Johanne Liberio suggested putting mulch between the lawn and rocks – and at the base of the plants. Henri suggested that we are hoping to just use the same method that was used a long time ago. All needs to be planted at the right time.

Michael Weaver 20D built a cement slab for garbage container. Gave us a great deal.

The boathouse: a lot of people have really been helping make the boathouse beautiful: Denis and Sophie, Nicole and John Guy, Joanne Liberio. We agreed as a community to reimburse them for the cost of the paint and brushes. The budget went way over (\$4,000 – which was donated) so it was agreed the Association will repay them \$300 for painting and brushes. We were reminded that we have an account with Sherwin-Williams, which gives us a discount – so information beforehand is helpful. Andre is still planting trees – a hobby of his for which we are all grateful. Also, many thanks to Gary and Karen Kirt, Jo Stellato, and Sharon and Gordon Freeman for their financial help with the C building. Again, Henri and Jeannine's great efforts were recognized.

Discussion about the future repairs: This year, we tried to stay very quiet, keep things as inexpensive as possible. We are worried that working on some cracks might make other cracks even greater. But some are getting dangerous and will need immediate attention. The soffits all need to be repaired – including all the screens have to be changed. Henri is getting quotes for the work needed to be done. Thought we could just patch up – but even for patching, scaffolding will be needed and it's very expensive. We're wondering if we shouldn't do all the work together. We're confronted with a decision and looking for suggestions.

We are uncertain when the building was last painted. We think seven years ago. We painted the areas that were repaired. But there was no sealer in the paint which created damage inside the building when we use paint that doesn't have sealant. There are several cracks/holes in walls and ceilings of the buildings that are a mystery. However, it is suspected that water comes in it through the wall with no sealant in the painting but probably also from the top of the building.

Some assessment will need to be done this year. We will look at budget. It's been seven years since last painting. Per building \$25,000: \$50,000 for both. Henri will get estimates.

It was mentioned that there was not enough sand put in the paint on the walkways causing them to be a bit slippery.

We had to vote on creating a reserve fund: we've always voted no and instead take money from the budget to take care of issues. It was unanimous that we again not create a reserve fund.

Sharyl mentioned that there is a lot of work to do to keep the buildings up. It's a huge responsibility. Henri and Jeannine are faced with all this work AND all the complaints. It was suggested that we try to assume some of their burden through the greater use of committees. As a board we've been exploring how to keep everything going.

Choice one: we hire someone – as a property manager – this is the person who we complain to. But this is very expensive. For the past decades we have used our association members.

Choice two: we think of how to get more people involved – through the use of committees – where the committee members really do the work. And if someone has a complaint they go to the committee to complain. The committee would have to work within the budget. Committee chairmen would be members of the board. We could always expand the board if necessary. Christy suggested that each committee would independently get together and would need to get input from the website. When we all work together it empowers our Association.

The committees suggested to perform the work of the Association are

Beautification – in charge of plants, parking lot, landscaping, beach, pool, etc.;
This committee will be taking over the decisions of what to buy and where to put it; Christy Zwenger will chair this committee

Building – Timothy Zwenger will chair this committee.

Rules – Gordon Freeman will chair this committee.

It was also discussed that quarterly board meetings will be implemented – and perhaps quarterly committee meetings as well.

It was moved to add a board member to make a board of six members. It was moved and seconded to add Timothy Zwenger as the Building committee chair our sixth board member.

It was reported that the Board had nominated Henri for one more year as President, (if we wish a Vice President that could and should be elected by the Board of Directors), Jeannine for one year as Treasurer, Sharyl for one year as Secretary, Christy as Beautification Committee chair, and Gordon as Rules Committee chair.

The budget will allocate an amount to each committee. According to the by-laws the Board has the ability to enter into certain expenditures – each of the committee members can come to the Board and ask for monies.

Roberta Meschkow read a letter in which she requested that the Association respect the need to maintain care of the second keys to the condos – and to only gain access to a

condo with the condo owner's knowledge, unless in the case of an emergency. Henri addressed her concern and explained that the fumigation did present an emergency and that he believed there was a safeguarded system in place for the second keys. It was agreed the system for the safeguarding of the second keys will be reviewed.

Gordon Freeman pointed out that we have so few rules we need to comply with the few we have. First, during the season residents can't find parking places and we need to remember that there is a rule that only one car per condo is to park on the east side of A1A by the condo. It was decided that "during the season" meant between December 31 and May 1. The other rule that always needs to be followed: we are a no pet environment – and service animals need to be specifically trained to be service animals and need to be tethered. We're going to emphasize enforcement of these rules.

The gate over by the pool and boathouse and docks is open too often. Please lock the gate behind you.

Lastly, it was requested that everyone please sign up for a committee. Now that we are all on the website, please feel free to send the committee chairman an email with a suggestion or request. Members were asked to sign sheets for the committees at the meeting – which they did.

It was requested that a letter be prepared to send with the bills about the new committees.

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, now 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