

OCEAN APARTMENTS
63rd ANNUAL MEETING
FEBRUARY 6, 2019

The meeting was called to order at 1:34 by Henri Clerk. It was determined that we had quorum.

The current Board of Directors were all present and were introduced:

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

Henri began by thanking everyone for coming and then introduced the Chief of Hillsboro Police, Chief Officer Nagy, who presented his credentials, including that he had gone to the FBI Academy. Less than 1% of police departments/officers go to the academy and Hillsboro has two officers who have done so. He also suggested that our President sign our Association up for the trespass program. This consists of being able to pass out stickers warning trespassers and then after a warning, they can be arrested. He pointed out the “911” is for emergencies but if you call the department number you will also get a good response. The road and sewer work is on schedule. Lonzo, the construction company pays for the police officers and security companies – and has been very cooperative. Everyone is still expecting an October 2019 completion date. They’ve added a second crew and Saturday work and the goal is to be able to keep one lane open. He acknowledged visibility is the problem. But said all crew are supposed to help drivers. Good news is the County is paying for this project, not the city. He also informed us there was a carjacking at the Landmark – no one has yet been caught.

Henri then began the Annual Meeting:

The good news is that we haven’t lost any Association members this past year

It was moved (Bennie Fisher, 16C) and seconded (Tim Zwenger, 22C) to accept last year’s minutes.

New owners were introduced:

11C – Franco and Renato DiBartolo
3D Chantal Andre and Lise Methot
4D added two owners to the existing owners: Jocelyne Belisle and Jean Guglia

The following units are believed to be currently for sale:

14D (owner Eric P. Platero)
19C (owner James Weaver)

COMMITTEE REPORTS:

Boat committee:

We have six slips all rented, one person is on the waiting list. But only four boats are occupying the slips even though they are all rented.

Beautification committee:

We have a new landscaper and they are doing great – they do everything: pest control, weeds, etc. A little more expensive but everyone believes they are worth it. Henri mentioned that he believes the Beautification Committee dissolved last year.

Financial Report:

Revenue:

All accounts are current.

Expenses:

Insurance for the condos is a big-ticket item. One of the new owners, Franco DiBartolo, mentioned that he would accept the assignment of looking into and performing a competitive analysis for new insurance policies. Bennie Fisher moved that he do so, it was seconded, and the vote was unanimous.

Henri reminded us that the utilities, particularly water and sewer always have to be watched, including ever vigilant for leaks.

Building maintenance: from the assessments which were paid, the building maintenance identified for this last year was completed.

The tree trimming \$3,600 budget was done for \$1,500.

The lawn maintenance provider handles the pest control. We haven't had any bug problems since the termite spraying last year. The exterminators were very quick, very professional, and the owner of the company is accessible/was responsive.

Maintenance contract: Dan is employed by contract with a 30-day notice. He son has done some extra work for us upon request.

Landscaping: After the hurricane, we hired people to clean up the trees. And then hired special people to cut the trees. Building C has always had a water problem

with regards to its shrubbery. They put the rocks in and had to replant some shrubs. But it is hoped this is not a reoccurring expense.

Beach raking: the City does but we then pay for it. We can cancel if we wish.

The weeds on our beach we have asked Dan to destroy – and he has a lot. A few condo owners offered to work on the weeds themselves.

Henri believes the buildings are now in good shape – hopefully for 7 years. The roof was replaced in the C building in 2013, so D building will require work next. Indeed 16D is getting water even though we thought we had repaired the soffits and that would solve the problem – so this will need work in the near future.

The assessments in the Notice were incorrect: correction: they were \$1,599 for a two bedroom and \$1,279 for a one-bedroom.

It was discussed again this year that it would be helpful if people would facilitate Cabot having our payments ahead of time to then deposit without having to send bills. We explored sending the bills by email.

Our Landlease is \$54,000 due quarterly.

We currently have \$100,000 remaining in reserve.

We spent \$98,000 of the assessment: painting, repairing cracks, redoing soffits; and we also had provisions for changing the sprinklers, for an electrician to change the lights. We save money by hiring reasonable people. Saved money so could replace the boardwalk on the intercoastal (\$25,000 – all stainless steel – as all plastic would have been a lot more – and we were able to get solid treated wood). Two years ago the pilings were completed and cemented. This should now all be good for 20-25 years. They even made a little rack for surfboards over by the intercoastal. The building walkways were painted, the railings were painted, the soffits were repaired and painted, and the sprinklers and electricity were repaired/replace. Also new tables by boathouse were purchased: steel construction. Also bought washers and dryers for the C building. Andre was acknowledged and thanked for his continued planting.

Henri believes we were able to save money as a result of water and sewer repairs. We were paying much more than we are paying now – which he also believes a result of the pool kept at a set temperature (86).

It was requested that Board meetings be open to all. Henri discussed (“call a spade a spade”) that he didn’t operate his presidency by using the board meetings (although there were quarterly board meeting through 2018) and acknowledged that it will change now with a new board. He pointed out that we just had to give him our trust.

It was discussed that the doors, windows, hurricane shutters, and railings are the responsibility of the condo owners. We were reminded that when our hurricane shutters break they are the individual condo owners responsibility to replace but must be done before hurricane season.

We – as we do each year – had to vote on creating a reserve fund. A reserve fund would require \$177,000. We pay now or we pay later. We’ve always voted no and instead take money from the budget to take care of issues. Bennie moved for no reserve fund, Gordon seconded it and it was approved unanimously.

New Business

There was a motion made to put a barbecue on the beach between the buildings; between where the tables are placed now, right by the flag. The motion was seconded and much discussion ensued. Who funds it? Many things that could affect it: wind, changing it out every 6 months because of rust, etc. A hand vote showed 17 against and 9 for. Motion failed.

Gordon discussed the rules of the Association and pointed out the following:

1. Make sure your guests have a copy of the rules.
2. Follow the rental rules: i.e, filling out the forms on the website and having the renters approved by the Board (applications sent to Cabot).
3. Parking one vehicle per unit on the east side of A1A from December 1 through May 1; C owners park in the C lot and D owners park in the D lot.
4. No pets!! If you have guests, they are NOT to bring pets.
5. C owners use the C building’s washers and dryers and D owners use the D building’s washers and dryers.

As a reminder, the Association’s email address is 1043hillsboromile@gmail.com – password: Paradise1043. And the website is.... 1043hillsboromile.com.

Officers and Board

Gordon nominated Tim Zwenger to be the new President of the Board. It was also proposed that Sharyl Ginther would continue as the Secretary, and Lesia Bakum to be the new Treasurer of the Board. These nominations were seconded. It was also moved that Gordon would remain on the Board and Chantal Andre would be the fifth board member. (It was pointed out that it was an error to have six board members elected in 2018). The above were then elected by the Association members present, which was a quorum.

The current Board is therefore:

Tim Zwenger, President
Lesia Bakum, Treasurer
Sharyl Ginther, Secretary
Gordon Freeman
Chantal Andre

It was also moved by Chantal Andre and seconded by Andre Devillers to retain the three committees created last year: Rules (Gordon Freeman would continue to chair); Building (Tim Zwenger would continue to chair) and Beautification. This motion passed 15 to 11.

The Beautification Committee will be made up of Chantal Andre (as board member she would chair), Sofia Levesque, Nicole Legault, Andre Devillers, and Sharon Freeman.

Christy Zwenger moved and Karen Kirt seconded to make the first Friday of each month during the season a social gathering. This was passed but it was agreed this would be an Association function.

President Clerk then 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