

Minutes
of Board of Directors Meeting
Wednesday, August 23, 2022
Hillsboro Mile Ocean Apartments, Section 2, Inc,

1. CALL TO ORDER: Jocelyne Belisle, President, called the meeting to order at 7:34 p.m., on the date above noted, via Zoom, the venue specified in the notice for this meeting.

2. DETERMINATION OF A QUORUM. A quorum of the directors was represented:

Present:

President	Jocelyne Belisle	Director: Sophie Levesque
V. President	Sharyl Ginther	
Treasurer	Tatiana Avila	
Secretary	Ave Ezra	

Absent:

Owners present:

Druss, Avila, Downing, Jacoby, Meshkow, Kirt, Lack, Legault, Chota, Varian, Clerk, McDaniels, Park

3. CONFIRMATION OF PROPER MEETING NOTICE. The president announced that the notice and posting for this meeting was accomplished in accordance with bylaw and statutory requirements.

4. READING and DISPOSAL of UNAPPROVED MINUTES.

S. REPORTS of OFFICERS and COMMITTEES.

None

6. UNFINISHED BUSINESS.

7. NEW BUSINESS.

J. Belisle welcomed the new owners: Wandy & Lewis Druss, Bruce Knecht, Martin & Sharon Lack, Dan Jacoby.

Electrical Issue with 16 units. S. Ginther discussed that back in February/March it was discovered that we have electrical issues. Some upgrades to the electrical panels in the boathouse and the panel in the “C” building were required by the insurance carrier. The work was completed by Proton Electric and satisfied the requirements of the insurance carrier. During this work It was discovered that approximately 14 – 16 units had increased their electrical input from 60 amp to 100-125 amp. At least one owner had board and city approval for the upgrade. Owners stated that unless the permit is recorded for the electrical work in the Building Department files or the owner can produce the permit says they have a permit does not mean anything. S. Ginther than stated that Steve Mitchell, Code Enforcement Officer, HMOA’s Electrician and an electrical engineer to meet on site tomorrow to review the issue and advise what we can and cannot do to rectify the problem. Several stockholders disrupted this agenda item attacking board members with adverse comments and out-of-order issues.

Roof Leaks – T. Avila reported that we have not had any significant rain since the last storm, so no evidence or report about roof leaks. The roof leaks reported in June at this time have not been addressed. T. Avila is diligent working on obtaining proposal but as of the time of the meeting had not received them from the contractors. In an effort to obtain like kind proposals some Contractors were provided with revised specs after they had submitted proposals and were requested to re-bid based on these specs. It is asphalt based MBM (Modified Bituminous Membrane) system, with a minimum of 2 layers set with hot asphalt giving seamless coverage and hopefully a lifetime warranty from the manufacturer. We hope to have these proposals on or before the next board meeting. A. Ezra reported that he just received a proposal for a silicone roofing system with a reasonable price that provides a 10 warranty from the manufacturer and the contractor. The estimate is for a new roof for the “D” building and a repair to the “C” Building.

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There was a discussion on the quality of work that we have received from the current roofing contractor and the remaining life of 2 years on the current roofs. Again, several stockholders disrupted this agenda item attacking board members with adverse comments and out-of-order issues.

Update on Engineer/Recertification: Mr. Hanskat is recommended as the engineer by the committee. He can work with us to obtain the required safety inspection by the Town. His proposal is to evaluate the building and address what work needs to be done to obtain our certification. T. Avila has asked for a revised proposal from Mr. Hanskat and will share with the Board when received.

Budget – T. Avila reported that we still have an accounts receivable of \$3,324.00, delinquent notices have been mailed to those owners. We currently within expected budget for most of our liabilities/Expenditures. However, we are over budget a few accounts, i.e. insurance, Tree trimming, sprinkler repairs. We expect to have some savings in our maintenance worker account and anticipate they will cover these overages. Due to the stress on the lawn due to extreme temperatures, it was recommended that we increase the watering to everyday until we see an improvement in the lawn condition. Stressed grass is susceptible to fungus. Fungus treatment was started, and water schedule has been increased. Gabe is working to remove excess vegetation from around the shed. T. Avila indicated that she has not had any complaints regarding our laundry service and most stockholders that she has spoken to our pleased. Problems with the machines should be directly reported to Aaxon at the number provided in the laundry rooms.

The board is investigation the best solution to the correct painting of the exterior catwalks and stairwells. A proposal for Gabe to do the work – Purchase 2 – 5 gallon containers of paint and non-slip additive, pressure clean and grind/prep catwalks and sidewalks. It was recommended that this be done soon for the safety of the residents and to mitigate any liability. It was suggested that the board decide by email on the work and get the work started as soon as possible.

Vacant unit 1D J. Belisle advised that in September 2020, the owners of units 1D and 18C had been notified by Cabot Management to make the necessary repairs to their units to make them habitable. Or the board would make the repairs and change them back. J. Belisle has spoken the Mr. Andre (1D), he had a pending sale that fell thru and Mr. Andre has decided to make the necessary repairs by himself and rent the unit or sell the unit. After a brief discussion it was agreed by the Board that Mr. Andre needed to be notified that licensed and insurance Florida contractors be used and that the necessary board approval and permits be obtained for the restoration of his apartment.

Termites - Subterranean termites were found in units C03 & C06. T. Avila received a proposal to treat for \$4,990.00 with \$1,000.00 annual insurance treatment renewals. There was a lengthy discussion about the damage that can occur and that treatment should be done be for they reach the roof truss and there is additional cost to replace the trusses. A. Chota advised that his wife obtain another proposal.

Avi and Gabe to check to see what apartments we have working keys for and then we will notify the owners who do not to provide the association/management with a working key.

Q & A

- There was a discussion about the storage rooms in the buildings and the number of items in the closets. Owners will be asked to go through and discard items and identify their property. These rooms are supposed to be for temporary storage. Items that are stored for longer times should be in the assigned storage space in the boathouse.
- It was suggested that some non-skid strips be purchased from the hardware store and placed on the steps and at intervals along the catwalks in the interim with less labor cost.

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- It was asked that owners be advised, if possible, of work before it starts.
 - It was suggested that a metal roof maybe a more permanent solution to rectify the roofing problems/leaks. Due to the pitch of the roof metal roofs will not work on the buildings and would cost \$750,000 to 1M for the roofs.
 - Owner of 18C sending certified letters to the Board regarding the repairs to her unit. She has hired an Engineer and General contractor and will include their documentation in the letter.
 - J Parks to send the board an article on Termites
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- 5. CALL TO ADJOURN:** Meeting adjourned at 9:12 p.m.