

Minutes  
of the Annual Meeting  
Wednesday, February 1, 2023  
Hillsboro Mile Ocean Apartments, Section 2. Inc.

**CALL TO ORDER:** S. Ginther, Chairperson, called the meeting to order 01:41 p.m. on the date above noted, 1043 Hillsboro Mile, Hillsboro Beach, 33062. FL., the location specified in the notice for this meeting.

1. **ELECTION OF DIRECTORS:** S. Ginther announced that there would be no need for an election this year, since the number of persons wishing to run for the Board was less than or equal to the number of vacancies to be filled.
2. **DETERMINATION OF A QUORUM.** A quorum of the owners was represented: 26.25 total, 23.5 present, 4.5 on Zoom, 8.25 apartments represented by proxy.
3. **CONFIRMATION OF PROPER MEETING NOTICE.** The Chairperson 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.** A motion was made and seconded to approve the Annual meeting minutes of February 2, 2022.
5. **REPORTS of OFFICERS and COMMITTEES**

New Members: D01 – Diane Camire, C14 Wandy & Lewis Druss, C16 Martin & Sharon Lack, C19 Bruce Knecht, and D20 Dan Jacoby

**Officer Reports:** S. Ginther stated that she became president under duress – she is the 3<sup>rd</sup> president this year. It has been a rough and argumentative year. We desperately need more participation from shareholders. This is the toughest year in the 10 years that she has been on the board. A year ago, we had a discovery committee which purpose was to get an engineer, obtain concrete restoration bids and get work underway. Unfortunately, there was a difference of opinion between members of that committee on who we should hire as the engineer. Then after hiring the engineer there were delays and illnesses and the report we were to have had in October 2022 we still to date do not have. On January 16, 2023, we received an email that was followed up by with a certified letter from the Town – formal notice to produce engineering reports and contract to begin concrete restoration within 30 days or they will begin fining the association. P. Levine is working with the engineer and the town to provide the requested documentation in time to negate the need for a hearing and fines. M. Chota is investigating a backup engineer in case we do not obtain the reports we need from the current engineer within the next few days.

Between June-September 2022 there was a lot of discussion about the unpermitted electrical upgrades in units from 60 to 100 amps and the work needed in the electrical rooms. After formal notice from the Town, we located a licensed electrical contractor who was able to do the downgrades at a reasonable price and within the time perimeters set by the town. The individual owners paid the cost of their downgrades and the HOA paid for the electrical rooms work.

Roof – In 2005 we replaced the roofing system with a GE Foam roof system which was supposed to provide us with many of years of low maintenance and a no leak system. In 2014 we started having issues with the system and it has been downhill since. We have obtained 5 bids to replace the roof – and after some changes in the Board’s thoughts with the original replacement, the Board should be moving forward with a contractor to replace the roofs in the next few weeks. We are renegotiating with the roofers due to material cost increases.

S. Ginther thanked Barbara Beltaire, who was the first president this year, for all she did and continues to do for the association. She had to step down to tend to health issues (but is now back looking better than ever). Jocelyne Belisle, was the second president this year, who through her organization and attention to detail has maintained and continues to maintain the organization’s reports and website. After only a short period as president as the result of threats and bullying by some shareholders, she stepped down and S. Ginther who had been vice president reluctantly took over.

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S. Ginther thanked Gary Kirk for all of the work he has provided to the review and preparation of documents and dock paperwork to protect the association -- and for his and Karen Kirk's donations to fund the reserve study. Sharyl suggested that stockholders review the reserve study, that is currently posted on the website. She reminded us all Florida law now requires that by 12/31/2024, the Association will need to fully fund the reserves based on this or a new reserve study. So we can no longer vote to NOT fund the reserves as we have in the past. Our current reserve study requires the funding of \$98,000 per year – which would be in addition to our HOA bimonthly fees.

The Treasurer's Report was briefly reviewed and is posted on the website – stockholders that have any future questions regarding the report may email the board or management with their questions. Also included was a copy of the budget, the board asked stockholders to review and get back with any questions. It will be voted on by the Board at a special board meeting in the next weeks.

**Committee Reports:** Beautification committee – Landscaping throughout the property will be trimmed to try and straighten/level the tops of the hedges. Owners are asked to contact the Beautification committee before they do any trimming and or removal of any plantings from the grounds. We are currently trying to setup a contractor to remove the existing coconuts from the palm trees.

6. **UNFINISHED BUSINESS.** None

7. **NEW BUSINESS.**

Polling of Unit Owners on certain issue.

Depending on the results of the polling, changes will then be made by whatever methodology the documents mandate.

- a. Reduction or elimination of rental restrictions – It appeared that many of stockholders present believed that owners should be allowed to sublease after only 1 year of ownership. As this will require amending our current By-Laws, a ballot will be drafted by the attorney and then sent to the membership for a formal vote
- b. Allow (1) dogs or (1) cats up to 50 pounds – Only 6 stockholders were interested in allowing so a formal method of adopting is not necessary.
- c. Reduction of dock insurance from 2 million to 1 million – Majority agreed this was ok. Board will look to see if it currently is 1 or 2 million in documents and make sure that only 1 million is required.
- d. Flag/flag pole installed 6 years ago on oceanside of property. Majority of stockholders present wanted the flag/flag pool to remain where it is so no further change is required.
- e. Remove grass and hedges on the north side of the D buildings. Stockholders were in agreement that if the current hedges were lowered to the level of the bottom of the existing windows and maintained at that level, the plantings did not need to be removed.

There is a problem with vermin on the property and getting into units. It was recently discovered that the rodent stations were not being baited. Gabe is to start checking and filling on a regular basis, if this does not solve the problem, professionals will be hired.

Asked if when the roof is being replaced, we can install gutters. Will check with the roofing contractor and have gutters installed if it will not be an issued to the new roofing system. In addition when the roof is replaced we will look into addressing the termite issue we believe we have in the attics/soffits. Will try to address issue with the roof vents and the birds when the roof is being replaced.

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Motion by S. Ginther, and seconded, “Where as we are confronted from time to time with major maintenance or improvement expenses which do not occur regularly or with predictability and since these expenses must be by law approved for in advance along with regular assessments unless stockholders provide otherwise resolves that board of directors be and that they are hereby authorized to meet such non regularly occurring major maintenance or improvement expenses in amounts adequate to meet such expenses as they occur.” Motion Carried.

Motion by S. Ginther, and seconded that owners know that the current flood insurance is not adequate to meet the current cost to rebuild both of the buildings should they be damaged. Motion carried.

**CALL TO ADJOURN.** Call to adjourn meeting at 3:07