

Hillsboro Cove Board Minutes
August 17, 2021

Attending: Judy Lipka, Majorie Badger, Donna Pritchard, Jason Brescia, Chris Pusateri, Esq. and Nick Harris.

Absent: Paul Law

Meeting began: 9:38am 333 Reef Point Circle

Approval of July Minutes.
Approval of July Budget.

Management Report

Regarding operating income, total collections for the month were \$45,019. Assessment collections for the month were \$45,005 which was less than budget by \$235.00.

The delinquency report reflects \$1,125 in delinquencies.

On the expense side, total operating expenses were \$29,434 which was \$3,871 more than budgeted.

The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month: trash removal, maintenance supplies, repairs and maintenance, landscaping, fertilization contract, siding repairs, and insurance.

The expense categories where there was a favorable budget variance that exceeded \$100 for the month: payroll expense-maintenance, extermination expense, and other landscaping.

There were \$0 in Reserve Expenditures for the month.

Net income from operations for the month, after reserve allocations, totaled a negative \$2,196 which was worse than budget by \$4,222.

Variances

1072 HCC - replace with hydrangea - denied (homeowner can have RPG take out bush and replace it with an approved bush from the list in the Rules and Regulations).

1072 HCC - add mulch/garden in rear of unit - approved.

1152 HCC - canning activity in driveway and garage - approved.

Delinquencies - the report reflects \$1,125 in delinquencies.

Maintenance

Garbage Delays - Jason will contact our vendor and request we get a time frame for garbage and recycle pick-up to avoid homeowners being missed. With the pandemic ramping up again, there may be a shortage of workers. We are not charged if they have to make a second run to complete the service for the complex.

Unfinished Business

Annual picnic/dinner - If numbers get worse with the pandemic we may need to move the event to next year. (cabin rental fee can be moved) As of September 13th in Monroe County, inside events will require participants to show their vaccination cards. To datedly 13 people have signed up; anticipating that most won't register until September. Marjorie is not cashing checks until closer to the event.

Meeting Regarding Pesticides - August 18th there will be a meeting held to discuss the concerns of 15 homeowners who want to opt - out of pesticide treatment. Invited will be the Hillsboro Cove Board, the association attorney, a representative from Trimline and a representative from Cornel Cooperative. To date only four homeowners have registered to attend. The purpose of the meeting is to come to a peaceful resolution to the issue.

Complaints about unleashed dogs and dog waste continue to be an issue. The homeowners complaining are not willing to call the police for fear of retaliation. Appropriate action with progressive fines resulting in more serious action is being taken by the board. (Penalties are listed in the Hillsboro Cove Rules and Regulations governing documents. In addition, any homeowners with more than 2 pets living in their homes will be asked to remove the additional pet immediately or face fines.

Budget process - the board will be discussing the budget process at the September Board meeting. Expenses will be analyzed, variances noted, and any trends going in the wrong direction will be taken into consideration through the zero-based budget process. Our current contracts with Romig and Browncroft have been successful. In addition, we are looking at a five-year contract going forward with Realty Performance Group.

Board Solicitation Letter - This correspondence will be sent September 9th to all homeowners. There are currently two vacant board positions. The votes will be counted by an attorney and a paralegal the night of the Annual Meeting October 21st, unless we need to cancel the meeting due to the pandemic.

Next Board Meeting: September 22 Judy Lipa's home, Hillsboro Cover Circle.

Respectfully submitted,
Donna Pritchard, Board Secretary