

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
June 26, 2019

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, June 26, 2019 in the 2nd Floor Clubroom located at 130 Riviera Dunes Way. Valerie Biebuyck, Eric Brown, and Morris Bencini were present in person and Eric Krall and Keith Ewer attended by phone constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; Peter Fehr, Maintenance Supervisor and Gerri Thompson represented Castle Group.

Call to Order

Ms. Biebuyck called the meeting to order at 5:32 PM.

Proof of Notice

Ms. Giliberti certified that proper notice was given.

Dispense of the Reading and to Dispose of the Unapproved Past Meeting Minutes

Eric Brown made a ***motion*** to dispense in the reading and to dispose of the minutes from May 22, 2019 Board of Directors Meeting. Mr. Bencini seconded. ***The motion carried unanimously.***

President's Report

Ms. Biebuyck gave complimentary updates of the progress being made by the staff and what they have accomplished. Management is conducting regular walk throughs of the property to identify items that are broken and need to be fixed or that require janitorial attention. Other areas being addressed are vendor accountability, invoices/billing in conjunction with CA accuracy, contract/billing items to verify the Association is receiving what they are paying for. Contracts will include details of work, price and start and end dates.

Website update – The the beautiful and user friendly new website will soon be launched the weekend of June 28, 2019. The first two weeks of usage will “tweaked” and this will be a work in progress.

Second Quarter Newsletter will be available tomorrow. Gracious “thank you” goes to Michelle Bencini for her hard work with this and to Morris for printing color copies for the mailrooms of Buildings 1 and 2.

Rules/Regulations and Policies – Ms Biebuyck requested that the Strategic Planning Committee help formulate new and/or refreshed Policies with a view towards enforceability and Resident understanding going forward. She asked that the SPC form a Task Force with a view towards inventory of present rules and policies. and recommendations for ensuring for that residents are aware of them, and recommendations for rules or policies that should be implemented in the future.

Ms. Biebuyck stated that the Board was looking forward to presentation of the Management Report, which had been absent from Board meetings during the past year, and the introduction of a dedicated Maintenance Department report from our new Maintenance Supervisor Mr. Fehr.

Treasurer's Report

Mr. Bencini reported that the Association ended May with an operating cash balance totaling \$158,000.

May, 2019 Restricted Cash Balances:

Construction Defects\$ 371,000
Reserve Cash\$2,158,000
Total Encumbered Balance\$2,529,000

Management Report

Ms. Giliberti thanked the Castle Representatives for their support in this transition, as well as the Board and Committee members worked with thus far. A few key items the team would like to enhance is the centralized Management in the office, involving the Board and Committees. Ms. Giliberti and Mr. Fehr will coordinate Maintenance and Management to ensure the oversight of vendors and their accountability. Ms. Giliberti briefly discussed the Maintenance items completed from the Maintenance Committee prioritized list, the completion of the hurricane dry run, and the guest suite reservation streamlined process as it will relate to the newly formatted Website.

Maintenance Department Report

Mr. Fehr thanked the involvement of Board members, Committee members and others who have helped him identify several items that need correcting or improvement including cleaning, lighting, algae and explains that there is much work ahead. Mr. Bencini thanked the team for the much-needed TLC with progress noticed.

Maintenance Committee Report

Mr. Winsler reported the Committee has been working on the priority list of maintenance items mentioned above.

Finance Committee Report

Mr. Brown reported that the Finance Committee met Thursday, June 20 and reviewed May's financials with no issue. Mr. Bencini mentioned that there are three places where the Association monies are kept: Operating, Reserves and Construction Defect categories. The aim is to have only Operating and Reserves in the future. It is the plan to have proper allocating for the June and July financials as we are approaching Budget season and accuracy in re-allocating items is crucial for the 2020 quarterly assessment information.

Strategic Planning Committee

Ms. Giliberti read the report of the Strategic Planning Committee, which indicated that reported that the SPC continues to review Bel Mare's options for the North property and its amenities. The process has included several Committee meetings, specific questions for the condominium complex's Attorney, and setting up potential meetings with the Master Association and other interested parties. The next scheduled SPC meeting will be in early July.

DeSoto Bridge Ad Hoc Committee Report

Gerri Thompson read the report for Mr. Sperry. Copy of Report attached.

Old Business

Discuss and approval of Building 2 Fountain Repair:

Ms. Biebuyck asked for a **motion to approve the purchase of** a new Pump and Motor from Motor Pumps Pro for a cost not to exceed \$3,800. Mr. Bencini **made a motion to approve, seconded by Mr. Brown. The motion carried unanimously.**

Discuss and approval of Building 2 spa collection tank leak repair:

Mr. Fehr is collecting more information on this topic. There is only a 16" square access panel for repair. Mr. Fehr would like more time to remove the roof of the tank to be able to inspect the internal portions. This item will be tabled until the next Board meeting.

Discuss replacement of delaminated glass:

Mr. Fehr would like additional time to meet with another vendor on June 28, 2019. Due to the fact that Kauffman Glass has not included the cost of site visit cost in their proposal which could add several thousand dollars to their quote, they have been eliminated at this time. Additional Contract detail/specs (i.e. type of glass, color, etc.) should be received shortly. This item will be tabled until the next Board meeting.

New Business

Discuss repair of leaking expansion joint in garage:

Mr. Fehr informed the Board that he inspected the leak and has attempted a repair to divert the water with gutter parts to retain the water.

Discuss and consider approval of repair of Building 1 and Building 2 billiards tables: Three quotes were considered, each only \$200 apart of each other. One of the vendors does not have insurance and, therefore, was not considered. President Biebuyck requested for a **motion to approve the repair**. Mr. Bencini **made a motion to approve** Robertson Billiard Supplies at a cost not to exceed \$1,500, seconded by Mr. Brown. **The motion carried unanimously.**

Discuss and consider approval cost not to exceed \$5,000 from Reserves for sounding the east garage wall to locate any water leaks from amenity deck planters: Mr. Bencini reported that owner John Ollsen believes it may be closer to \$3,200 - \$3,400. This also includes the identification and location of the water leaks and if they are leaking. Before doing any destruction, an area must be identified. This testing will provide that exploratory information. Ms. Biebuyck **asked for a motion to approve the sound/marking test at a cost not to exceed \$5,000 from the Reserves. Motion was made by Mr. Brown and seconded by Mr. Bencini. Vote carried with Mr. Ewer voting no.**

Discuss and consider termination of the exterminating Contract with Trutech Wildlife & Animal Control (spider and wasp treatment):

Termination will be tabled until the July Board meeting, pending consideration of alternative companies and methods to complete this task.

Adjournment

With no more business to come before the Board, Mr. Brown made the **motion** to adjourn the meeting at 7:00 PM and was seconded by Mr. Bencini. **The motion carried unanimously.**

Respectfully Submitted,
Toni C. Giliberti, LCAM, Onsite Assistant Manager
On Behalf of Bel Mare Condominium Association, Inc.