

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
January 26, 2012  
Final

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, January 26th at 5PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton and Michael Becks were present in person and Mr. Schuster by speaker phone constituting a quorum of the board. Jodi Green represented Condominium Associates (CA) and Tammy Goldman Administrative Assistant for Bel Mare Condominium Association.

**Call to Order**

Ms. Green called the meeting to order at 5:00 PM.

**Proof of Notice**

Ms. Green confirmed that proper notice was given.

**Approval of Minutes**

Last meeting was an Annual meeting therefore there are no minutes to be approved.

**Presidents Report**

- A. **Newsletter Report:** Mr. Horton gave a summarization of his article in the Bel Weather Newsletter.
- B. **Financial Report:** Mr. Horton gave an update on the December financials and budget.
- C. **Delinquency Report:** Mr. Horton gave an update on the short sales that are in progress and that due to Owners receiving coupon books late the Association should be back on track by the middle of February.
- D. **Construction Update:** Mr. Horton reported that the loan has not been signed, and that the tree issue is slowing the forward progress. Mr. Horton also discussed other aspects of the construction, and or defects.

**New Business**

**A. Rule Infractions**

- 1. Disciplinary action for 1-1003: After discussion, Mr. Horton made a *motion* to send a certified letter informing the Unit Owners their amenity rights are banned due to being over 90 days past due. Mr. Becks seconded the motion. *The motion carried unanimously.*
- 2. Disciplinary action for 1-503: After discussion, Mr. Horton made a *motion* to send a certified letter regarding rule infraction of having pets in the Guest Suites, and fine the Unit Owner \$100.00. Mr. Schuster seconded the motion. *The motion carried with Mr. Becks opposed.*
- 3. Disciplinary action for 1-304: After much discussion no fine was imposed. Mr. Horton made a *motion* to have a letter of disciplinary sent to the Unit Owner regarding the risk that they take when reserving the guest suites for another owner. Mr. Becks seconded the motion. *The motion carried unanimously.*

4. Disciplinary action for 2-804: After discussion, Mr. Horton made a *motion* to send a certified letter to the Unit Owner referencing #19 of the Rules and Regulations if such an incident reoccurs, and to fine both the Tenant and Unit Owner \$100.00 Subject to the ability to double fine. Mr. Becks seconded the motion. *The motion carried unanimously.*
5. Disciplinary action for Bldg. 1 PH-201: After discussion, Mr. Horton made a *motion* to send a certified letter giving the Unit Owner 5 days from the receipt of the letter to remove the ATV's or receive a fine of \$100 per day until maximum fine of \$1000 is reached. Mr. Schuster seconded the motion. *The motion carried unanimously.*
6. Disciplinary action for 1-903: After discussion, Mr. Horton made a *motion* to send a certified letter giving the Unit Owner 5 days from the receipt of the letter to remove the Scooter's or receive a fine of \$100 per day until the maximum fine of \$1000 is reached. Mr. Becks seconded the motion. *The motion carried unanimously.*
7. Disciplinary action for Bldg. 1 PH-101: After discussion, Mr. Horton made a *motion* to send a certified letter that a reoccurrence will result in legal action of some kind, and to fine the Unit Owner \$100. Mr. Schuster seconded the motion. *The motion carried unanimously.*

B. **Condominium Associates:** Mr. Horton discussed the positives and negatives of the Management Company thus far, and that he has talked to the Owner of Condominium Associates requesting an action plan. If the action plan does not remedy the problem the Association may have to consider a different management structure and/or a different management company.

C. **Resolution of accounts receivable issue:** Mr. Horton made a *motion* to list in the minutes and approve that Unit 2-804 fees are paid up to date. Mr. Becks seconded. *The motion carried unanimously.*

#### Old Business

- A. **Penthouse Parking Issue:** Mr. Horton gave an update to the penthouse parking issue, and assigned the task to Mr. Becks to attend the conference call hearing on February 7, 2012.
- B. **Phase 4 Property:** Mr. Horton discussed the fact that the survey stakes and sign were taken down and that there are active negotiations on the property.

#### Adjournment

With no more business to come before the board, Mr. Horton made the *motion* to adjourn the meeting at 7:08 PM and was seconded by Mr. Becks. *The motion carried unanimously.*

Respectfully Submitted,  
Tammy Goldman, Administrative Assistant  
On Behalf of Bel Mare Condominium Association, Inc.