

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
October 27, 2010  
*Draft*

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday October 27th after Special members Meeting in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton and Gary Schuster were present in person, constituting a quorum of the board. Phil Shirley was absent. Neil Fleet and Joanna Torres represented Beth Callans Management.

**Call to order**

Mr. Fleet called the meeting to order at 5:12 PM.

**Proof of Proper Notice**

Proper proof of notice was posted more than 48 hours in advance

**Approve the minutes of the August 6, 2010 Board Meeting**

A duly seconded *motion* was made by Mr. Schuster to approve the corrected minutes of the meeting of the board from 8/6/10. *The motion carried unanimously.*

**New Business:**

1. **Review and Action on Drainage for Tennis Courts:** Mr. Horton reviewed the reasons for delaying fixing the drainage was due to the land swap. The quotes for fixing the drainage were reviewed and a discussion followed. A *motion* to approve the bid by Bloomings was made by Mr. Schuster, seconded by Mr. Horton. *The motion carried unanimously.*
2. **Review of Resurfacing of the Tennis Court:** Mr. Horton reviewed the 3 bids received for \$7300, \$7800 and \$8400. The average estimated annual maintenance cost for the tennis court would be approximately \$2000. Mr. Fleet to research vendors. Deferred until November.
3. **Review and Action on the Amenities Deck Quotes:** Mr. Horton reported that Slider Engineering would have the preliminary report to us by the end of next week. The problem is much bigger than we thought. The engineer thinks that we will need to have expansion joints added. This will be deferred until the November meeting until we have more information. A discussion followed. A *motion* to suspend the meeting to reconvene the Special Members Meeting at 5:30 PM was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.* A *motion* to reconvene at 5:45pm was made by Mr. Schuster, seconded Mr. Horton. *The motion carried unanimously.*
4. **Review Progress of ADT Project:** Mr. Fleet reported that ADT had been waiting for parts on backorder from the factory. This should be resolved in the next 2 weeks.
5. **Discussion of Security:** Mr. Horton reviewed the history and issues. Examples were cars keyed, packages stolen and underage parties. Mike Strink chairs Security Committee. 24 cameras have been installed and active for the last 2

- months. The Fitness Center has been live for about 4 weeks. The system is now 99% done. The Security Guards like the new system. A discussion followed.
6. **Discuss Jeff Working for Owners Outside of Normal Hours:** Mr. Horton reported that owners have been asking Jeff to do work for them outside of his normal hours. Mr. Horton asked owners present of their opinions of allowing Jeff to work. A discussion followed.
  7. **Bulk Buyers Status- End of Security Subsidy:** Mr. Horton reported that CCS is down to 2 units not under contract or sold. November 1, the security subsidy that they have been paying will end. He then reviewed the history. A *motion* to approve keeping the Security Guards working the same hours through the end of the year was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*
  8. **Status of Surrounding Properties:** Mr. Horton reviewed the current status of the lots behind, to the side and in front of the Bel Mare Property. The lot behind is in foreclosure. The bank expects this to be a drawn out process. The other lots are now for sale including the building 3 site. They are currently being appraised and price is expected to be lower. A discussion of options and choices followed.
  9. **Status of Turnover Engineering Report:** Mr. Fleet reported that the engineering company is working on the inspections. Notice will be posted when they are going to be here to meet with the owners.
  10. **Status of Turnover Audit:** Mr. Fleet reported that the draft of the Turnover Audit should be completed within the next 2 weeks.
  11. **Delinquency Report:** Mr. Horton reported that the same 8 or so owners are still not paying. The association, with limited success, has been trying to get banks to follow thru with their foreclosures. The banks and/or courts have been dragging their feet. As a result we have started filing our own foreclosures.
  12. **Discuss Preliminary Survey Results:** Mr., Horton reviewed the preliminary survey results. The reason for the survey is to give all owners an opportunity to give input to the Board. Compilation of what owners said they wanted will be posted when completed. Mr. Horton will be reviewing all questions, ideas and suggestions. A discussion followed. Security is the hottest topic/issue.

**Old Business:**

1. **Any Old Business:** None at this time.

**Next Meeting Date:** The next Board Meeting will be November 18, 2010 at 5PM.

There being no further business to come before the board, a duly seconded *motion* was made to adjourn by Mr. Horton at 7:00 PM. *The motion carried unanimously.*

Respectfully Submitted,

Neil Fleet

On Behalf of Bel Mare Condominium Association, Inc.