

Bel Mare Condominium Association, Inc.
Board Meeting Minutes
October 19, 2011

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, October 19, 2011 in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton, Gary Schuster and Michael Becks were present in person constituting a quorum of the board. Jodi Green represented Condominium Associates (CA)

Call to Order

Mr. Horton called the meeting to order at 5:10 pm.

Proof of Notice

Ms. Green confirmed that proper notice was given.

Approval of Minutes

Mr. Becks made a *motion* to approve the September 15, 2011 Board of Directors Meeting Minutes, seconded by Mr. Schuster. *The motion carried unanimously.*

New Business

- A. **Rules Infractions:** Mr. Horton made a *motion* to fine 1-204 for continued pet violations. Mr. Schuster 2nd the motion. *The motion carried unanimously.*
- B. **Audit Engagement:** Mr Horton explained that we were faced with auditing two sets of books this year due to the Beth Callans failure. It was recommended we retain Pellegrino again this year. The charge will be \$500 more than last year due to the two sets of books. CA checked with another auditor and concur with this recommendation. Mr. Schuster made a motion to accept the Pellegrino proposal and Mr Becks seconded the motion. *The motion carried unanimously.*
- C. **Website:** The Board asked the Communications committee to review the Web site alternatives and make a recommendation on how to proceed. The recommendation is to include recommendations on how best to communicate changes to the owners.
- D. **Beautification Committee Report:** The committee gave a report on common area enhancements they recommended being take care of to keep the community up to standards . Mr. Horton made a *motion* to allocate \$5,000 in 2012's budget for this activity and the motion was seconded by Mr. Becks. *The motion carried unanimously.*
- E. **Rules & Security Committee:** Mr. Horton presented the Rules & Security Committee's report on recommendations for security changes; both permanent and while during construction. It was decided to wait on the recommendations regarding security during construction until the board found out how the contractor will be handling security. Mr. Schuster made a *motion* to accept the

permanent recommendations, seconded by Mr. Becks. *The motion carried unanimously.*

- F. **Basketball hoop placement:** There was a discussion about how to install the basketball hoop on the tennis courts without damaging in the court. The recommendations will be looked into further.
- G. **Communication Committee update:** The committee announced that they need more members. They also want to explore more effective ways of communicating that aren't obtrusive.

Old Business

- A. **Delinquency update:** Mr. Horton gave an update on the current delinquency. He reported that out of the 9 major delinquencies that the Association was dealing with that 5 have been totally or partially resolved.
- B. **Flood Insurance update:** At the last meeting, the Board approved going with Shile for Flood Insurance. Latter the underwriter advised contents were not included. A decision was made to go with AIC who specializes in flood insurance and can better serve the Association in this area. The deductible would stay the same at \$5,000. Mr. Becks made a *motion* to accept using AIC for Flood Insurance, and the motion was seconded by Mr. Schuster. *The motion carried unanimously.*
- C. **Beth Calllans update:** Mr. Becks reported that the Association filed a police report against Beth Calllans due to the Association losing money that was automatically drawn out to cover payroll and management fees for service that was never rendered. If the Association does not get the money reimbursed from the insurance company then they can go after Beth Calllans for criminal charges to recoup the money. Mr. Horton reported that our insurance should cover the payroll loss.
- D. **Loan proposals:** The Board eliminated BB & T since they were the highest out of the three banks that submitted proposals. The Board still had some questions on the terms which Mr. Becks will go back to CNL & Northern Trust and get the answers to.
- E. **Construction defects update:** Mr. Horton reported that he just received the quotes today. He is hoping Slider will have the total cost by next week.
- F. **Vacant property:** Mr. Horton noted that the legal case on the property to the East was moving thru the courts. Until the parties reach an impasse we will not be able to have productive discussions.

Adjournment

With no more business to come before the board, Mr. Schuster made a *motion* to adjourn the meeting at 7:00 pm and was seconded by Mr. Becks. *The motion carried unanimously.*

Respectfully Submitted,
Jodi Green, LCAM
On Behalf of Bel Mare Condominium Association, Inc.