

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
October 21st, 2015
Final

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, October 21st, 2015 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, Bill Horton, Beverly Reason, Nancy Boos, and Gary Schuster were present constituting a quorum of the board. Betty King and Nina Aprea represented Condominium Associates (CA).

Call to Order

Mr. Sperry called the meeting to order immediately following the Special Membership Meeting.

Proof of Notice

Ms. Aprea certified that proper notice was given.

Dispense of the Reading of the Unapproved Past Meeting Minutes

Mr. Schuster made a *motion* to dispense in the reading of the minutes from September 10th, 2015. Mr. Horton seconded the motion. *The motion carried unanimously.*

Disposal of Unapproved Past Meeting Minutes

Mrs. Boos made a *motion* to accept the unapproved Board of Directors Meeting Minutes from September 10th, 2015. Mrs. Reason seconded the motion. *The motion carried unanimously.*

Construction / Recovery Update

Mr. Horton reported that with the mediation at an impasse, the Association has to take another approach. An expert opinion has been received that leads the Association to believe that the Association can assign some of the blame for the error and omissions to the architect. As a result the Association filed another 558 and is marking the time of the appropriate waiting period before requesting a trial date.

Mr. Horton explained that the Association is still looking for way to settle before trial. As a result, the Association has added Mark A. Boyle, Esq. to the legal team. Mr. Boyle is an Insurance Recovery Attorney who is well known in the insurance recovery arena as it applies to construction disputes. The Association is hopeful that by adding Mr. Boyle to the team that the Association may be able to stimulate reasonable settlement discussions.

Mr. Horton reported that on another note the discovery of smaller construction issues continues. The latest issue is a water intrusion into a 12th floor unit in Tower two.

Mr. Horton closed by stating that the Association will continue to make every effort to close the book on the construction issues and claims.

Presidents Report

Mr. Sperry introduced Nina Aprea, the new Association Manager for Bel Mare, and Betty King, from Condominium Associates.

Mr. Sperry gave an update on the Theater Room initiative approved at the last Board Meeting. The installation of equipment has been awarded to Audio Visual Helpers. The Association is getting a proposal from Verizon for internet service to the Theater Room.

Mr. Sperry announced that the clarification meeting for the Convention Center Hotel was held and that the final bids are due on October 30th, 2015. The Association has made Manatee County aware that 222 Haben Blvd. would be available and asked that they include this property on the list of “potentially available” property for the developers.

Mr. Sperry concluded his report by announcing that the Annual Meeting will be held on December 16th, 2015. Nominations for the Board are due by November 6th, 2015. Mr. Sperry encouraged those members present at the meeting to consider serving on a Committee for 2016.

- **Holiday Decorations:** Mr. Sperry called upon Mrs. Boos to report on the Holiday Decorating. Mrs. Boos reported that the Beautification Committee will be overseeing the decorating for the Christmas Holiday. The Association has received several proposals for professional assistance. The issue with several of the proposals is that the company and / or individual that would be doing the decorating do not have the proper insurance coverage. Management will look into and see if the Association’s Insurance carrier is capable of providing short term policy to cover the individual or company.

Management Report

Ms. Aprea reported that in the short time that she has been onsite as the Association Manager she has had the privilege and honor to work closely with the Board. Ms. Aprea also stated that she has also spent time with the onsite staff training and bringing them to a place of productivity. Ms. Aprea went on to say that she is pleased with the onsite staffs’ attention to detail and team work. Ms. Aprea explained that she has been meeting with the vendors and is asking them to step up, within their contracts, their performance for a new standard of excellence. The vendors have been very responsive to the request. In closing Ms. Aprea has asked that everyone utilize the work order system in order for staff to better serve you and to keep track of the maintenance.

Unfinished Business

- **South Property Update:** Mr. Sperry reported that Harry Walia’s lawsuit continues against Armed Forces Bank NA, the listing Realtor and the Escrow Agent. The Board reported at the June 11th Board Meeting that Armed Forces Bank NA was stepping up the pressure to resolve and that Harry Walia petitioned the Court for substitution of a new Attorney, Arlette Molina, ESQ. Ms. Molina’s petition to be released from the case because of irreconcilable differences with Harry Walia was granted. Also, the Escrow Agent has made an agreement with Harry Walia and has been released from the case.
- **East Property Update:** Mr. Sperry reported the Purchase Sale Agreement and Loan Commitment Letter were approved at the September 10th, 2015 Board Meeting. Draft Closing documents are being prepared with a target closing date of October 21st, 2015.

New Business

- **Call for Motion to Adopt 2014 Budget:** Mrs. Reason made a *motion* to adopt the 2016 Budget as approved by the Membership. Mr. Schuster seconded the motion. ***The motion carried unanimously.***

- **Call for Motion on funding insurance deductibles pursuant to Chapter 718:** Mr. Horton made a *motion* to accept the following resolution for the funding of the deductibles as a special assessment:
 - Board of Directors shall have the authority in the upcoming fiscal year to transfer any or all available reserve funds into the operating account of the Association for the purpose of: (a) payment of the cost of a casualty or other incident during the fiscal year which results in damage to Association property (any insurance claim proceeds paid for repairs shall be used to reimburse the reserve funds), (b) payment of insurance premium, (i) due to unbudgeted insurance premium increases during the fiscal year, (ii) to prevent insurance cancellation or (iii) to avoid loan costs or other finance charges.

Mr. Schuster seconded the motion. *The motion carried unanimously.*

- **Consider Recommendation for Guest Suite Pricing:** Mr. Sperry called upon Mrs. Reason to report on her and the Financial Committee findings regarding the Guest Suites. Mrs. Reason began by reviewing the history of the fees that have been charged to reserve the Guest Suites from the Developer all the way to the present. Mrs. Baugh added that at the Board Meeting held on September 10th, 2015 Mr. Sperry reported that the results of the Owners' Survey showed that forty (40) out of seventy-two (72) Owners that responded to the Survey wanted Guest Suite pricing to reflect all costs. Mrs. Reason and the Finance Committee have made the following recommendations:
 - Reduce Costs of Guest Suites by:
 - Eliminating Comforter & Shams and going to a more contemporary bedding arrangement with additional pillows and 24" - 30" foot runner over the bottom of beds.
 - Reducing Administrative time by discontinuing detailed inventory and requiring Sonshine Cleaning to be responsible for final check-out of Suites.
 - Eliminating "Depreciation" component of costs because the 2015 Reserve Study includes Building Interior – Furnishings.
 - Make the following changes to Guest Suite policy:
 - Establish 3 day minimum rental for all suites.
 - Charge \$75/\$100/\$170 per 3 days for Small/Large/Combined Suites respectively.
 - Charge \$6/\$8/\$14 per day for additional days up to the maximum 7 day rental.

After much discussion, it was decided that this Agenda item be researched further with regard the bed tax, the accounting thereof, and the rates. The Agenda item has been deferred.

- **Consider write off of remaining past due balance from original Owner of 1-301:** Mr. Sperry discussed that the original owners of Unit 1-303, Kim Stephens and Anthony R. Asfur, had a balance of \$22,028.19 on Receivables after a Short Sale. Mr. Sperry explained that on August 2nd, 2012 Bel Mare received a Personal Judgment against the prior Owners for the principal, interest and attorney cost. In 2014 the Association engaged Needle Law Group to collect the Personal Judgment on a contingency basis for 20% of the amount collected. In April, the Needle Law Group reached an agreement with the prior Owners for three (3) installments of \$4,000.00 each. The last of the three (3) installments was received in September 2015 and was included in the Association's September 2015 financials. The current Balance on the Past Due Assessments for the prior Owner is \$12,087.92. Mr. Horton made the *motion* to write-off the \$12,087.92 owed on

Past due Assessments from the original Owners, Kim Stephens and Anthony R. Asfur. Mr. Schuster seconded. *The motion carried unanimously.*

Adjournment

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 6:11 PM and was seconded by Mr. Schuster. *The motion carried unanimously.*

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