

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
November 18, 2010  
*FINAL*

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday November 18th at 5:00PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton, Gary Schuster and Phil Shirley were present in person, constituting a quorum of the board. Neil Fleet and Joanna Torres represented Beth Callans Management.

**Call to order**

Mr. Fleet called the meeting to order at 5:04 PM.

**Proof of Proper Notice**

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

**Approve the minutes of the October 27, 2010 Board Meeting**

A duly seconded *motion* was made by Mr. Schuster to approve the minutes of the meeting of the board from 10/27/10. *The motion carried unanimously.*

**New Business:**

1. **Review and Approve 2011 Budget:** Mr. Horton reported that the fees would hold in 2011 at the same level as 2010. A couple of red flags is the budget does not include the costs for the Engineering Study, and Audit surprises, or any extraordinary legal expenses due to Turnover. A discussion followed. A *motion* to approve the 2011 Budget was made by Mr. Horton, seconded by Mr. Shirley. *The motion carried unanimously.*
2. **Review and Approve Verizon Contract:** Mr. Horton reported that the contract from Verizon had several conditions that are issues. He will work with Mr. Haeffele on these issues. A *motion* to table the contract approval until resolved was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*
3. **Update on Engineering Study:** Mr. Horton reported that he was very pleased with the thoroughness of Slider Engineering. Some of the issues they have already isolated are a leak in the piping under the hot tub. They also found that the distance between the evaporators and condensers for the lower units is over 100ft. The maximum recommended distance is 70 feet.
4. **Update on Turnover Audit:** Mr. Horton reported that the auditors are waiting for a letter from the attorney. It will be ready no later than the end of next week.
5. **Resurfacing of Tennis Court:** Mr. Horton reviewed the process of the bids for the project. A duly seconded *motion* to approve the bid from Stewart was made by Mr. Horton. *The motion carried unanimously.*
6. **Rules Committee Report:** Mr. Horton reported that the committee had made several recommendations to the Board on both guest suites and defining a guest. The recommendations included being able to reserve up to a year in advance,

- instead of the current 90 days. Rentals would be for up to one week, instead of the current three days. A discussion followed. Any changes would require a vote of 60% of the owners. A discussion on what is the definition of a "guest" was held. A ***motion*** to table the recommendations and send them back to the committee for revisions was made by Mr. Schuster, seconded by Mr. Shirley. ***The motion carried unanimously.***
7. **Master Association 2011 Budget Update:** Mr. Haeffele reported that the Master Association held their meeting on November 10 and approved the 2011 Budget. The budget is \$8000 lower than in 2010. \$65,000 is budgeted for landscape improvements around the lake that includes irrigation. The focus is to control erosion around the lake. A discussion followed.
  8. **Rules Violation Issues:** Mr. Fleet reported on the issues with the two owners. A discussion followed. The Association's documents 6.6 states, "if a pet is a nuisance, the Board can require a pet to be removed within 7 days..." A discussion followed. A ***motion*** to send a letter of notice to the 1<sup>st</sup> owner with one violation issue was made by Mr. Shirley, seconded by Mr. Horton. ***The motion carried unanimously.*** A ***motion*** to send a letter and fine the 2<sup>nd</sup> owner \$100 per incident for a total of \$700 was made by Mr. Shirley, seconded by Mr. Schuster. ***The motion carried unanimously.***
  9. **Email Authorizations:** Mr. Horton reviewed the annual Association cost for mailing to owners is approximately \$2300-2400. The Association will be mailing out an email authorization form to all owners along with the ballots and proxies for the Annual Meeting. Mr. Horton encouraged all owners to utilize the email option to save the Association money.

### **Old Business:**

1. **Surrounding Properties:** Mr. Horton reviewed the progress on the surrounding properties. He reported that Mr. Curtis Carter had volunteered to look into the building 3, Marina and lot in front of the property. Mr. Carter has been in touch with the realtor. He will be putting together a proposal for an LLC to be formed to acquire the lots. A discussion followed.
2. **Landscaping:** Mr. Horton reported that he had met with the owner of the landscaping company, Bloomings. The owner is personally going to be coming out to Bel Mare every 2 weeks. He will then submit a report of his findings and an action plan on how to address any issues.
3. **Jeff Working for Owners:** Mr. Horton reported that he had consulted with the Association's attorney on this. Jeff can only work for owners on his off-hours. In order to accommodate the owners, Jeff's schedule has been changed so he is available to work for owners on Tuesday's from 12:30-4:30pm. He will work 9 hours a day the other 4 days of the week.
4. **Holiday Decorations:** Mr. Horton led a discussion on adding additional decorations to the property to make it more like a holiday atmosphere for a cost of \$500-600.
5. **Landscape Lighting:** Mr. Horton reviewed the research into LED lights to replace the landscape lighting in front of the buildings. A discussion followed. A

*motion* to approve replacing the lights with LED fixtures was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*

**Next Meeting Date:** The next Board Meeting will be determined at the Annual Meeting.

There being no further business to come before the board, a duly seconded *motion* was made to adjourn by Mr. Horton at 6:30 PM. *The motion carried unanimously.*

Respectfully Submitted,  
Neil Fleet  
On Behalf of Bel Mare Condominium Association, Inc.