

Bel Mare Condominium Association, Inc.
Board Meeting Minutes
November 3, 2011

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, November 3, 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 5:00 pm.

Proof of Notice

Ms. Green confirmed that proper notice was given.

Approval of Minutes

Mr. Schuster made a *motion* to approve the October 19, 2011 Board of Directors Meeting Minutes, seconded by Mr. Horton. *The motion carried unanimously.*

New Business

- A. **Loan: Discussion & Action:** Mr. Horton made a *motion* to approve the CNL proposal for the construction loan subject to the commitment letter to be received in 5-10 days, seconded by Mr. Schuster. *The motion carried unanimously.*
- B. **Construction Bids:** Mr. Horton tasked owner Eric Krall with calling references for Waterproofing Contractors and Spectrum Contracting. Mr. Krall reported that both had excellent references. Mr. Schuster made a *motion* to accept the Waterproofing Contractors proposal for the construction defects work due to the price being \$60,000 lower than Spectrum, seconded by Mr. Horton. Mr. Becks was *opposed. The motion carried.*
- C. **Delinquency Update:** Mr. Horton gave an update on the current delinquency. He reported that they have been making a lot of progress in collecting outstanding balances. He stated that at the beginning of the year there were 11 severe delinquencies the association was not collecting on and by the end of the year there should only be 2 or 3. He stated that they could not collect on the one in Chapter 7 bankruptcy. Mr. Horton asked approval to seek personal judgments on those it was felt recovery was possible. The estimate cost would be approximately \$1,000 each. Mr. Becks made a *motion* to allow the attorney to file a personal judgment, seconded by Mr. Schuster. *The motion carried unanimously.*
- D. **Security Issues:** Mr. Horton informed the owners that a recent incident involving the police and a "wanted" occupant living on property, could have put

the Association at risk. Mr. Becks made a *motion* to approve changing the exterior locks and re-keying at a cost of approximately \$2,000 and the motion was seconded by Mr. Schuster. *The motion carried unanimously.*

- E. **Legal/Engineering Update:** Mr. Horton stated that the insurance company for the Developer (And architect, engineer & contractor) asked for early mediation and he will know more in a couple weeks.
- F. **Backflows:** Two quotes were submitted for repairs to the backflows. Gator Plumbing at \$1,265 and Richard's Plumbing at \$1,375. Mr. Schuster made a *motion* to approve Gator Plumbing's quote and Mr. Becks seconded the motion. *The motion carried unanimously.*
- G. **Pool Heater:** Two pool heaters are out on the Tower 1 pool. The heaters are about 5 years old. Replacements will cost approximately \$2,500 each. Mr. Becks made a *motion* to replace the two pool heaters at a cost of approximately \$2,500 and Mr. Schuster seconded the motion. *The motion carried unanimously.*
- H. **2012 Proposed Budget:** The Finance Committee met to review the 2012 Proposed Budget. They recommended to the Board to fund the Reserves at 70% and the board agreed. Mr. Schuster made a *motion* to approve the 2012 Proposed Budget as submitted for mailing to owners and Mr. Becks seconded the motion. *The motion carried unanimously.*

Old Business

- A. **Beth Callans update:** Mr. Horton reported that he has not heard from insurance company yet but expects full reimbursement for the payroll losses.
- B. **Penthouse Parking:** Mr. Horton advised the State had referred the issue to the Chief of the arbitration section for review and determination on the request for a hearing.

Adjournment

With no more business to come before the board, Mr. Schuster made a *motion* to adjourn the meeting at 6:45 pm and was seconded by Mr. Becks. *The motion carried unanimously.*

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