

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
November 21st, 2013
Final

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, November 21st, 2013 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, Bill Horton, Dale Lovejoy, Nancy Boos, and Gary Schuster were present constituting a quorum of the board. Doug Jenkins represented Condominium Associates (CA) and Tammy Goldman On-site Administrator for Bel Mare Condominium Association.

Call to Order

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

Proof of Notice

Mr. Jenkins 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 August 29th, 2013, September 01st, 2013, and September 17th, 2013. Mrs. Boos seconded the motion. *The motion carried unanimously.*

Disposal of Unapproved Past Meeting Minutes

Mr. Lovejoy made a *motion* to accept the unapproved Board of Directors Meeting Minutes from August 29th, 2013, September 01st, 2013, and September 17th, 2013. Mr. Horton seconded the motion. *The motion carried unanimously.*

Treasurers Report

Mr. Lovejoy reported that the Associations revenues are approximately equal to our YTD Budget, and that the expenses also are favorable to the Budget by approximately \$3,500. Mr. Lovejoy stated that the Association needed to continue to manage the detailed accounts for 2013, as well as, implement savings opportunities for 2014.

Presidents Report

Mr. Sperry thanked Mr. Bartels and the floor captain Volunteers for helping to get enough Proxies for a quorum at the Special Membership Meeting. Mr. Sperry gave recognition to the Communications Committee for their exceptional contributions to Bel Mare this year. Mr. Sperry called upon Mr. Becks to speak on behalf of the Communications Committee for an update on the Promotional Initiative that was approved by the Board and one aspect of that initiative. Mr. Becks explained that the Communications Committee has printed cards for residents to leave behind at shops, restaurants, or with repair person. The cards purpose would be for the vendors and explain how to get exposure by advertising on the Bel Mare web-site and in the Bel Mare Newsletter. Mr. Sperry also reported on the food drive and how the Association was not meeting the goals, and encouraged everyone to contribute so that the Association could meet its goal. Mr. Sperry reminded everyone that two of the Bel Mare homes are being featured in the Entre Nous Tour of Homes this year and that the decorations in building one had been donated.

Unfinished Business

- **Construction/Recovery Update:** Mr. Horton reported that issues relating to final punch out items and final pay apps are still in discussion. Mr. Horton reported that the air balance study is complete and confirms the air balance problem. Mr. Horton stated that there are a couple other items still in the process of being sourced such as the delaminated sliders, removing of phase 3 utilities, and that the tennis court issue has been placed on hold. Mr. Horton reported that there has been activity behind the scenes regarding the recovery, and that there is a meeting scheduled the first week of December with an expert to help organize the Associations “Loss of Use” claim. Mr. Horton stated that a firm mediation date has not been set but that the Association is still on target for the March-April time frame.
- **East Property Update:**
Mr. Sperry reported that the Association will continue discussions with the owner of the East property, and that the east property owner’s lawyer coordinated with Bel Mare’s lawyer in opposition to the proposed hotel. Mr. Sperry stated that the Association has confirmed that the owner of the east property has filed a claim with Old Republic Title Company. The east property owner’s goal is to come out with an acceptable settlement and be in a position to proceed with the sale to Bel Mare based on the Associations latest offer. Mr. Sperry reported that the Association will continue to actively pursue this initiative.

New Business

- **Call for Motion to Adopt 2014 Budget:** Mr. Sperry made a *motion* to adopt the 2014 Budget as approved by the Membership. Mr. Horton seconded the motion. *The motion carried unanimously.*
- **Call for Motion on funding insurance deductibles pursuant to Chapter 718:** Mr. Lovejoy made a motion to accept the following resolution:
 - Board of Directors shall have the authority in the upcoming fiscal year to transfer available reserve funds into the operating account of the Association for the purpose of funding insurance deductibles or interim payments for the cost.

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

- **South Property Update:** Mr. Sperry reported that a new GDP was received by the City of Palmetto that requested NO DEVIATIONS. Preliminary Analysis indicates that it still requires deviations. Mr. Sperry stated that the realtor reports that 120 Riviera Dunes Way is still under Contingent Contract to Harry Walia. The Association plans to vigorously oppose a Hotel on this property; welcomes ideas and suggestions; and the Association again needs everyone’s participation for the public meetings.
- **Security Deposit Appeal Hearing:** Hearing was sequestered due to no show of resident.

Adjournment

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 5:57 PM and was seconded by Mr. Lovejoy. *The motion carried unanimously.*

Respectfully Submitted,
Tammy Goldman, On-site Administrator
On Behalf of Bel Mare Condominium Association, Inc.