

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
December 16th, 2015
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, December 16th, 2015 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, Bill Horton, Beverly Reason, Nancy Boos, and Eric Krall were present constituting a quorum of the Board. Betty King and Donna Baran represented Condominium Associates (CA) and Tammy Goldman, On-site Community Asst. Association Manager for Bel Mare Condominium Association.

Call to Order

Mr. Sperry called the meeting to order immediately following the Board of Directors Organizational Meeting.

Dispense of the Reading of the Unapproved Past Meeting Minutes

Mr. Horton made a *motion* to dispense in the reading and to dispose of the minutes from October 21st, 2015. Mrs. Boos seconded. *The motion carried unanimously.*

Disposal of Unapproved Past Meeting Minutes

Mrs. Reason made a *motion* to accept the unapproved Board of Directors Meeting Minutes from October 21st, 2015. Mr. Horton seconded. *The motion carried unanimously.*

Presidents Report

Mr. Sperry introduced Donna Baran as the Association's new Manager. Mr. Sperry explained that Donna is an experienced Condominium Associates Manager who served as CAM for the Towers at Channelside in Tampa (similar but twice Bel Mare's size) and was promoted to a CA Region Manager in October.

Mr. Sperry expressed the Board's thanks for the Christmas Decorations.

Mr. Sperry announced that the new Building II Theater System is working.

Mr. Sperry reported that there were three responses to Manatee County's Invitation to Negotiate a Hotel for the Convention Center. Two of the responders have been considered qualified and invited back for Oral presentations. The presentations are scheduled for December 18th, and 21st, 2015. Once the presentations are complete, the Manatee County evaluation committee will meet to further discuss and recommend a course of action.

Mr. Sperry addressed the members present at the meeting pointing out that, although the membership has elected new Directors and Officers, there are many open Committee positions and encouraged everyone to get involved and to volunteer to serve on one of the Committees.

Mr. Sperry closed by reminding the residents in attendance that this is the final week for providing "Holiday Cheer" for the Staff. This is the residents' opportunity to provide a token of appreciation to the staff for all their hard work.

Managements Report

Ms. Baran gave an overview of what is typically on the Management report. Ms. Baran stated that this report was completed with input from both Tammy and Sabastian. Ms. Baran's focus for the management report this meeting was on the following projects.

- **Delaminated Sliders:** The replacement of the Sliders is almost complete.
- **Building Two Theater:** Renovations in building two's Theater are complete with the exceptions of the receipt of a new cable box, proposal for the replacement of the speakers and cabinet to secure all electrical equipment.
- **Orientation Video:** The making of the orientation video is moving along and should be ready for trial run mid-January.
- **Contract Summary:** Management is reviewing all current contracts and updating contract summary list. Management will categorize all contracts by department for easy reference.

Unfinished Business

- **South Property Update:** Mr. Sperry reported that Mr. Walia's lawsuit against Armed Forces Bank NA, the listing Realtor and the Escrow Agent continues.
- **Consider Recommendation for Guest Suite Pricing:** Mrs. Reason explained the following is what is currently being proposed and was previously proposed.
 - **Changes to the Guest Suite Policy**
 - Establish a three (3) day minimum rental for all suites.
 - Charge \$75 (small suite), \$100 (large suite), and \$175 (combined suites) for said three-day rental.
 - Charge \$6 (small suite), \$8 (large suite), and \$14 (combined suites) per day for days #4 through 7, with a maximum seven-day rental.
 - Each rental must state the number of days each suite will be rented and all applicable suite fees are to be paid in advance.
 - **Additions to the Guest Suite Policy**
 - The total of each guest suite rental will be charged an additional 11.5% tax as required by Florida Department of Revenue commencing on January 1st, 2016. Condominium Associates will complete all required paperwork for recording and payment of said taxes.
 - All rentals already approved by the Bel Mare Office at the lower rate will not have to pay the new increase rate stated above. However, it will be required for all previously approved and all future approved guest suite rentals to pay the 11.5% taxes, commencing January 1st, 2016.
 - All taxes must be paid in advance along with the guest suite rental charge.

Mrs. Boos made a *motion* to accept the previously recommend changes to the Guest Suite policy and, in accordance with the State of Florida State and Manatee County revenue requirements, to apply a tax of 11.5% to all new rentals commencing January 1st, 2016 and as well as rentals already approved at the lower rate. Mr. Sperry seconded. *The motion carried unanimously.*

New Business

- **Confirm Approval of Pro-Bel for Roof Anchor Requalification & Charge Reserves:** Mr. Sperry explained that that each building has roof anchors and that two of the davit arms are in need of repair, and additionally, that all of the roof anchor systems on both building are in need of ten year re-certification. The Board was polled and 4 out of 5 Directors were in favor of the repairs and ten year re-certifications. Mr. Horton made a *motion* to confirm the approval of the Pro-Bel repairs and ten year re-certifications. Mrs. Reason Seconded. *The motion carried unanimously.*
- **Consider New Condominium Associates Contract:** Mr. Sperry explained the Board's Organizational Structure for Bel Mare and the effectiveness thereof. In order to reflect the Association's Management needs, The Board has separated three initiatives and agreed that they will be managed separately by Board Members and volunteers. These include 1) Constructions Defects Completion/Recovery; 2) E-Maintenance Initiative and 3) East Property Integration. Bel Mare has a strong on-site staff and Condominium Associates Contract proposal is to change to a Portfolio Community Association Manager. This appears to save the Association approximately \$1600/month; however, it must be understood that the Association will incur additional low level administrative and maintenance expenses as a result of this change. The Board of Directors believes this structure will better meet the Association's organizational goals and budget. Mr. Horton made a *motion* to approve the Condominium Associates contract. Mrs. Boos seconded. *The motion carried unanimously.*
- **Consider Extension of Thyssen Krupp Elevator Maintenance Contract:** Mr. Sperry explained that the Board had given Thyssen Krupp Elevator a six month probationary contract effective June 30th 2015 to improve their services. Mr. Sperry reported that Thyssen Krupp Elevator service record has improved significantly and that they are offering a two year contract and that they will keep the price the same for 2016 with a 4% cap thereafter. Mr. Horton made a *motion* to accept the Thyssen Krupp Elevator contract with the addition of asking Thyssen Krupp Elevator for an addendum stating that they will give 120 day notice of any price increases. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Renewal of Landcare Contract Including East Property:** Mr. Sperry reviewed the terms of the Landcare contract that includes the East Property. Mr. Sperry explained that the contract increased in price to \$3272/month with the additional scope, but that the Association had anticipated an increase in the 2016 Budget which is sufficient. Mr. Horton made a *motion* to accept the Landcare Contract. Mrs. Reason seconded. *The motion carried unanimously.*
- **Consider Recommendation for Membership Vote on East Property Integration:** Mr. Sperry reviewed the Association's initiative for the integrating the East Property into Bel Mare. Mr. Sperry then explained that an Advisory Team has been established to assist the Board in the initiative. The overall plan is to move the critical Amenities from the Recreational Property at 222 Haben Blvd to be closer to the Towers, thereby freeing up 222 Haben Blvd to be sold for more than enough to pay for the entire initiative. The Advisor Team will be working towards a conceptual design that can be presented at future Board Meeting and put out to the Owners for approval.

Adjournment

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 6:20 PM and was seconded by Mr. Sperry. *The motion carried unanimously.*

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