

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
December 7, 2016
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, December 7, 2016 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Beverly Reason, John Ollsen, Elizabeth Law, Eric Krall, and Bill Horton were present constituting a quorum of the Board. Also present were Joe Boldiga, Jen Ramirez and Donna Baran representing Condominium Associates (CA) and Tammy Goldman, On-site Community Asst. Association Manager for Bel Mare Condominium Association.

Call to Order

Mrs. Reason called the meeting to order immediately following the Board of Directors Organizational Meeting.

Proof of Notice

Mrs. Goldman certified that proper notice was given.

Dispense of the Reading and to Dispose of the Unapproved Past Meeting Minutes

Mr. Horton made a *motion* to dispense in the reading and to dispose of the minutes from October 19th, 2016. Mr. Krall seconded. *The motion carried unanimously.*

Construction/Mediation Report

Mr. Horton reported that the Association continues to have a lot of activity as the various attorneys request tons of information.

The attorney for the primary policy visited the Association's attorney's office this week to review all of the Association's documentation. As the attorney becomes more familiar with the details Mr. Horton believes the Association's chances for a settlement increase.

The Court has been requested to limit depositions to the Tuesday, Wednesday and Thursday of the last full week of each month. This aids planning and makes it more likely the parties will be available to make deposition dates.

Mr. Horton's deposition in the counterclaim suit was delayed again and is now scheduled to occur on Dec 13th.

Mr. Horton concluded by stating that in the past the Association has continued to try its best to bring the litigation to a conclusion. As a result on December 1, 2016 the Association served Riviera Dunes Development Partners LLC (covered by the wrap policies) with a proposal for settlement. They have 30 days to respond.

Landscape Committee & Communications Committee Reports

Mr. Krall reported that new seasonal flowers and additional poinsettias were planted the past two days and the mulch will be applied throughout the grounds within the next couple of days.

Mr. Krall also reported that the Communications Committee continues to work with AtHome on the new platform for the Association's website, which should be completed by the middle of the first quarter of 2017.

Managements Report

Ms. Baran reported on the following key items:

- **Part Time Maintenance Technician:** CA has started a new part-time technician and will have him train with Sabastian.
- **Window Cleaning:** The window cleaning is near completion on both towers. Their service was interrupted due to swarms of wasps from the roof areas. A pest service treated the areas this past Monday and will return in a couple of days for a second dose. Then Dutchman will return to complete the window cleaning.
- **Grills:** All four grills have been completely refurbished and are operational. They have all had new starters installed which will simplify the starting process.
- **Building One Theater Upgrade:** The upgrade for the theater in building one has been completed with the exception of a universal remote issue that will be updated by week's end. Also, new rails have been installed in both building one and two's theater rooms.

Unfinished Business

None

New Business

- **Consider approval for changes to the Committee Policy:** Mr. Krall made a *motion* to approve the changes to the Committee Policy limiting one individual per unit to serve on a specific committee. Mr. Horton seconded. *The motion carried unanimously.*
- **Consider approval for Landscape Contract:** Mrs. Law made a *motion* to approve the Landcare Landscaping contract for 2017. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider approval for Resolution on Balance of Special Assessments:** This Item has been tabled.
- **Consider approval to replace the Spa Tank, Tower One & to Charge to the Equipment Reserves:** Mr. Horton made a *motion* to approve the replacement of the Spa Tank at building one negotiating a cost not to exceed \$10K and provisional on a Board Members approval. Mrs. Law seconded. *The motion carried unanimously.*

Mr. Horton Made a *motion* to charge the replacement of the Spa Tank at building one to the equipment reserves. Mr. Krall 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 6:10 PM and was seconded by Mrs. Law. *The motion carried unanimously.*

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