

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
February 24, 2011
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday February 24th immediately following the Special Members Meeting 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. Neil Fleet and Joanna Torres represented Beth Callans Management.

Call to order

Mr. Fleet called the meeting to order at 5:09 PM.

Proof of Proper Notice

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

Approve the minutes of the December 29, 2010 Board Meeting

A *motion* to approve the amended minutes of the meeting of the board from 12/29/10 was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*

New Business:

1. **Review and Action on Defibrillators:** Mr. Horton reported that an owner had asked Mr. Becks about having defibrillators on the property. A review of the possible issues followed. Mr. Becks reviewed his discussion with the owner. A discussion followed. A decision was made to drop this at the current time.
2. **Update on Audit:** Mr. Horton reviewed the status of the 2010 Audit and reasons for the delay. It will be completed soon.
3. **Review of Ads on Bel Mare Website:** Mr. Haeffele led a discussion on posting ads on the Bel Mare website. A discussion was also held on having a services list on the website. It was decided not to pursue this further at this time.
4. **Review Owner Request for Tiling in Penthouse Garage:** Mr. Fleet reviewed the request, issues and the attorney response. Mr. Horton also reviewed possible issues. If 10% of the owners agree via a petition, then this would go out for a vote by the owners. It would need 70% approval by the owners to pass. A discussion followed.
5. **Update on Insurance:** Mr. Horton reviewed changes in insurance due to a change in the insurance appraisal classification for the Association. The savings in 2011 are estimated at \$20,000. Also a possible up to \$10,000 rebate back for 2010.
6. **Update on Reserve Study:** Mr. Horton reviewed the past estimates of Reserve levels were too low. Currently the budget has \$50,000 a year for Reserves. The Reserve Study requires \$182,600 a year to fully fund Reserves. The Increase would be \$1069 per year per unit to fully fund the Reserves. It was explained that reducing delinquencies could help negate this increase. A discussion followed.

7. **Discussion of Lap Pool at the Fitness Center:** Mr. Horton reviewed the issues with the lap pool at the fitness center. He reviewed the options of how to fix the issues and other possible options for the space. This would involve replacing the pool with another amenity. A discussion followed.
8. **Discussion of Compactors:** Mr. Horton reviewed the trash issues in the trash rooms. The Maintenance Committee has looked into compactors. A review of the benefits and issues was done. A discussion followed. The decision was made to add two dumpsters at this time.
9. **Discussion of Pipe Hanger Issue:** Mr. Horton reviewed the issue with the pipe hangers in the garage rusting and breaking. He reviewed the discussions the Maintenance Committee had on the subject. A discussion followed. A *motion* to approve the bid by Holm Team was made by Mr. Becks, seconded by Mr. Schuster. It was also discussed that we need to investigate a platform or scissor lift to allow paint of the remainder of the hangers as well as other high maintenance items. *The motion carried unanimously.*
10. **Discussion on Light Reduction Savings:** Mr. Horton reported that a test of reducing the number of light bulbs in the stairwells, Mechanical rooms and service corridors had been done recently. The savings would be \$2500-3000 a year. It was agreed to fully implement.
11. **Discussion of Major Unbudgeted Maintenance Items:** Mr. Horton reported that there had been several unbudgeted maintenance issues in January and the costs for those repairs. A discussion followed.
12. **Discussion and Action on Turnover Issues:** Mr. Horton reported that the Board had interviewed several attorneys for the Turnover Issues and has hired an attorney to represent the Association. He reviewed the Turnover Issues at this point. A discussion followed. All owners are advised that only address items that are in common areas or that effect the majority of units.
13. **Update and Discussion on Bulk TV Contract:** Mr. Horton reviewed the process with Direct TV, Verizon and Bright House. Steve Haeffele worked with Mr. Horton on the negotiations. Mr. Horton and Mr. Haeffele did a review of the advantages and disadvantages with each company. A discussion followed. A *motion* to approve the contract with Bright House, subject to final review, was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*
14. **Delinquency Briefing:** Mr. Horton reviewed the issues with delinquent owners. Mr. Becks volunteered to develop a business plan for renting out the units when the Association receives title to them. A discussion followed. Mr. Horton reviewed the issue of late payments and how other associations handle this. Other associations charge a 5% late fee and 18% per annum interest for payments made more than 10 days late. This will be addressed at the next Board Meeting.
15. **Discussion and Action on Committee Reports and Requests:**
 - a. **Rules Committee:** Mr. Horton reviewed the request from the Rules Committee regarding the requirements for large parties and use of the amenities level. A discussion followed. The large party language will be submitted back to the committee. The amenities language does not meet a Fair Housing test and will have to be revised.

- b. **Maintenance Committee:** Mr. Horton reviewed the recommendations for the committee. A *motion* to approve the purchase of mats for front doors of each building that are 6' X 7' was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*
- c. **Social Committee:** Mr. Horton led a discussion of having a wine tasting party with the residents of Laguna. Everyone was in agreement.
- d. **Security Committee:** Mr. Horton reviewed the recommendations of the Security Committee. A *motion* to approve the changing of the entrance lanes was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.* A *motion* to approve leaving the garage doors open from 10am-5pm Monday to Friday was made by Mr. Becks, seconded by Mr. Schuster. *The motion passed unanimously.*
- e. **Landscape Committee:** Mr. Horton reviewed the drainage issues in front of the buildings and by the fitness center. A *motion* to approve the bid to fix the drainage issue in front of the buildings by Schmucker's Gutter and Bloomings was made by Mr. Becks, seconded by Mr. Schuster. *The motion passed unanimously.* A *motion* to approve the bid by Schmucker's Gutter and Bloomings to fix the drainage by the fitness center was made by Mr. Becks, seconded by Mr. Schuster. *The motion passed unanimously.*
- f. **Beautification Committee:** Mr. Horton asked for volunteers for this committee.

Old Business:

- 1. **Newsletter Name:** Mr. Becks reported that a naming contest had been held to name the Bel Mare Newsletter. A *motion* to name Bel Mare Newsletter "*The Bel Wether*" was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*

Next Meeting Date: The next Board Meeting will be determined at a later date.

There being no further business to come before the board, a duly seconded *motion* was made to adjourn by Mr. Horton at 8:00 PM. *The motion carried unanimously.*

Respectfully Submitted,

Neil Fleet

On Behalf of Bel Mare Condominium Association, Inc.