

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
February 13, 2012  
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, February 13th at 4PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton and Gary Schuster were present in person constituting a quorum of the board. Mike Becks joined the meeting in person at 4:30PM. Jodi Green represented Condominium Associates (CA) and Tammy Goldman Administrative Assistant for Bel Mare Condominium Association.

**Call to Order**

Ms. Green called the meeting to order at 4:09 PM.

**Proof of Notice**

Ms. Green confirmed that proper notice was given.

**Approval of Minutes**

Mr. Schuster made a *motion* to approve the January 26, 2012 Board of Directors Meeting Minutes. Mr. Horton seconded the motion. *The motion carried unanimously.*

**Presidents Report**

- A. **Update on delinquencies:** Mr. Horton gave an update on the delinquencies and reported on the units that are major delinquencies. Mr. Horton also reported that with the short sale of units 2-604 and 1-1202 the association will collect over \$80,000 in past dues and special assessments.
- B. **Penthouse Parking Update:** Mr. Horton gave an update on the hearing that was held by phone on February 7<sup>th</sup>, 2012. The Division has several ways to rule on the matter but either way it looks like the Association is headed to court. We can either wait to be sued or take the offense by filing a declaratory Judgment. Also, we have to make sure all 12 penthouse owners are included in any action so we don't have 12 separate actions.
- C. **Loans and Funds Report:** Mr. Horton reported that the loan has been signed and loan expenses were borrowed as part of the closing. No future funds will be drawn until we use our Special Assessment funds that have been collected.

**New Business**

- A. **Review Construction Status including Spectrum Contract:** Mr. Horton gave an update on the construction and said the Spectrum contract would likely be signed by next Wednesday and construction to start immediately after. This means that the rest of the lanai lights need to be replaced before they start painting. A *motion* was made by Mr. Schuster to replace the rest of the lanai lights at a cost not to exceed \$4,912.31. Mr. Becks seconded. *The motion carried unanimously.* After much more discussion, a *motion* was made by Mr. Becks to accept and sign the Spectrum contract. Mr. Schuster seconded. *The motion carried unanimously.*

- B. Update on Easements:** Mr. Becks gave an update on accessing and or use of the easements to the north, east, and south of Bel Mare property during construction. He reported that the North side is ok and the East looks pretty good. He needs to get this firmed up as soon as possible as construction is starting soon.
- C. Review Slider Change Order:** Mr. Horton discussed and explained the change order and how it works. A *motion* was made by Mr. Schuster to accept and sign the Slider Change order. Mr. Becks seconded. *The motion carried unanimously*
- D. Additional Security hours during construction:** After some discussion, Mr. Schuster made a *motion* to increase the security by increasing the guard hours to 7:00AM until 10:00 PM Monday through Friday at an additional cost of \$238.67 per week for approximately 26 weeks. Mr. Becks seconded the motion. *The motion carried unanimously.* They also reviewed a quote from RSS for \$2,345.13 for a video camera to be placed where workers will be coming and going. After construction, the camera can be moved to another location on the property. Mr. Schuster made a motion to accept the quote. Mr. Becks seconded. *The motion carried unanimously.*
- E. Consider Disciplinary Action for Bldg. 1 PH 201:** Owner has not removed grill from balcony even after two written warnings. Mr. Horton made a *motion* to send the owner a certified letter to remove the grill within 5 days of receipt of the letter, or receive a fine of \$100 per day until the maximum fine of \$1000 is reached. The unit owner will have 14 days to appeal. Failure to remove the grill will result in legal action. Mr. Becks seconded. *The motion carried unanimously.*
- F. Consider Disciplinary Action for Bldg. 2-804:** Renter has ignored two warnings regarding spa hours. Mr. Becks made a *motion* to send the owner a certified letter asking them to initiate eviction based on Rule #19. In addition, the owner will be fined \$100. Mr. Schuster seconded. *The motion carried unanimously.*

### Old Business

- A. Insurance for Volunteers:** Mr. Schuster made a *motion* to add Workman's Compensation to the Association insurance to protect volunteers working on **special projects** approved in writing by the Board/Board President. Mr. Becks 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 5:10 PM and was seconded by Mr. Schuster. *The motion carried unanimously.*

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