

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
February 07th, 2013  
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, February 07<sup>th</sup>, 2013 immediately following the Special Membership meeting in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, William Horton, Dale Lovejoy, Nancy Boos, and Mr. Schuster were present in person constituting a quorum of the board. Doug Jenkins represented Condominium Associates (CA) and Tammy Goldman Administrative Assistant for Bel Mare Condominium Association.

**Call to Order**

Mr. Jenkins called the meeting to order at 5:08 PM.

**Proof of Notice**

Mr. Jenkins confirmed that proper notice was given.

**Dispense of the Reading of the Unapproved Past Meeting Minutes**

Mrs. Boos made a *motion* to dispense in the reading of the July 19<sup>th</sup>, 2011, and the December 18<sup>th</sup>, 2012 Board of Directors Meeting Minutes. Mr. Lovejoy seconded the motion. *The motion carried unanimously.*

**Disposal of Unapproved Past Meeting Minutes**

Mrs. Boos made a *motion* to accept the unapproved Board of Directors Meeting Minutes from July 19<sup>th</sup>, 2011, and the December 18<sup>th</sup>, 2012. Mr. Lovejoy seconded the motion. *The motion carried unanimously.*

**Construction Report**

Mr. Horton gave an update on the construction and that it is moving at an acceptable pace.

**Financial Report**

Mr. Lovejoy reported on the unaudited 2012 year-end financial and that the Association had a successful year.

**President's Report**

Mr. Sperry reported on the two primary Goals for the 2013 Board of Directors which are 1) to continue Strong Fiscal Management, and 2) Add Special Touches to make Bel Mare the #1 Luxury Condominium in West Central Florida.

**Unfinished Business**

None

**New Business**

- A. **Communication Committee – Website Recommendation:** Mr. Sperry called upon Mr. Becks to speak on behalf of the Communications Committee. Mr. Becks gave a summarization of the website “AtHomeNet” and information that help the Communications Committee is rendering their final recommendation to the Board to make the website “AtHomeNet” the official site for Bel Mare. After some discussion Mr. Sperry made a *motion* that the Association move forward with the recommendation from the Communications Committee in making “AtHomeNet” the

Official website with the changes of 1) that Mass Mail Option for Board can only be performed by Administration and not the Communications Committee, Other Committee's, or Residents. 2) That Forms on line can only be performed by Administration and not the Communications Committee, Other Committee's, or Residents. Mr. Horton seconded the motion. ***The motion carried unanimously.***

- B. **Activities Committee – Welcome Program:** Mr. Sperry called upon Mrs. Sperry to speak on behalf of the Activities Committee. Mrs. Sperry gave a presentation of a welcoming gift bag that would be presented to all new residents and the perks for the Association that would go with the bag. After some discussion the Board requested that the Activities Committee get actual pricing for the bag and items to be placed inside and present at the next Board of Directors Meeting.
- C. **Maintenance Committee – Lake Stocking:** Mr. Sperry called upon Mr. Freeman to speak on behalf of the Maintenance Committee. Mr. Freeman gave an explanation and summarization of the lake and the installation of fish barriers and stocking of the lake with grass carp. After little discussion the Board is requesting that the Maintenance Committee get pricing on both PVC and Wire mesh fish barriers, and to see at what salinity level if any can the fish survive. Item tabled until the next Board of Directors Meeting.
- D. **Late Fees – One Time Write Off:** Mr. Sperry made a ***motion*** for a One time write-off of the balances of 10 Owners that total \$159. The reasons for these balances include changing assessments in mid-year 2012, clerical inconsistencies, etc. This is not a change in Late Fee and Collections Policy! Owner accounts to be adjusted are: 2-204 \$32, 1-1002 \$25, 2-501 \$25, 2-404 \$25, 1-903 \$25, 1-706 \$25, 1-405 \$1.10, 2-904 \$0.55, 2-406 \$0.33, and 1-406 \$0.02. Mr. Lovejoy seconded. ***The motion carried unanimously.***
- E. **Building 1 Theater Projector:** Mr. Sperry reported that Mr. Jenkins found a repair facility that could possibly repair the projector.

### **Adjournment**

With no more business to come before the board, Mr. Lovejoy made the ***motion*** to adjourn the meeting at 6:30 PM and was seconded by Mr. Horton. ***The motion carried unanimously.***

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