

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
February 27, 2019
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, February 27, 2019 in the 2nd Floor Clubroom located at 130 Riviera Dunes Way. Valerie Biebuyck, Eric Brown, Eric Krall, Morris Bencini were present constituting a quorum of the Board. Keith Ewer arrived late for the meeting. Tammy Goldman, LCAM, Onsite Manager represented Condominium Association (CA) and Kristin Smith, LCAM, Onsite Assistant Manager for Bel Mare Condominium Association.

Call to Order

Mrs. Biebuyck called the meeting to order at 5:02 PM.

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. Krall made a *motion* to dispense in the reading and to dispose of the minutes from January 31, 2019 Board of Directors Meeting. Mr. Bencini seconded. *The motion carried unanimously.*

President's Report

Mrs. Biebuyck reported that the grills were installed and working. American Outdoor Cabinets are to come back to install a few more parts and the work will then be completed. Everyone was advised to keep the grills clean as there is a lifetime warranty but only if the grills are kept clean and the Association keeps evidence that they are being cleaned.

The new perimeter security system is in the process of being installed and new fobs issued. Building 1 is being worked on first with the new fobs and Building 2 will follow.

The fan extension gate going into the water at the North Property to secure the entrance at the Fitness Center and North Property was not what the Association wanted. The Association is working on getting the gate adjusted.

The post tension cable inspection occurred this week. Mr. Ollsen indicated some patchwork and painting needed to be done and the inspection report should be received in approximately two weeks.

The committees started their meetings and gave reports tonight.

When the Association is faced with adversity, Mrs. Biebuyck indicated everyone needs to support each other. The staff worked very hard to deal with the power failure. If anyone feels frustration because of an unexpected inconvenience, it should not be taken out on staff. The staff knows that if anyone is hostile towards them or they feel unsafe they should close the door to the office, call security or the police. There is zero tolerance for abusive behavior.

Treasurer's Report

Mr. Bencini report that the Association ended January with an operating cash balance totaling \$221,835.

January 2019 Restricted Cash Balances:

Special Assessment	\$ 79,734
Construction Defects	\$1,229,910
Reserve Cash	<u>\$1,223,433</u>
Total Cash Balance	\$2,503,077

Balance on Note Payable is \$288,983.

Net \$1,680 positive variance in January: Revenue over by \$7,300; Payroll under by \$8,600; Repairs over by (\$16,300). Various contingent items: a. Reserve Study review this Friday; b. Maintenance project list.

Mr. Bencini also gave updates on the audit, line of credit renewal and insurance renewal.

Maintenance Committee Report

Mr. Winsler reported that the Committee already had two meetings and a couple of working sessions and it is only February.

The Committee's projects include compiling and update a list of all outstanding maintenance needs and projects, prioritize and the cost of each item and categorize item funding (Operating, Reserve or Construction Defect).

The Committee reviewed the completed Reserve Study and are working with Staebler Appraisal to finalize.

There has been work done on the outside of the buildings. This is the inspection of the post tension cables that could be a major cost and structural issue if not addressed.

The Committee is also working on improving the health of the lake and to find the cause of water leaks into some units.

Maintenance items are extensive and ongoing in the facilities.

Mr. Winsler invited any and all to attend the Maintenance Committee Meetings.

Strategic Planning Committee

Mr. Ewer reported that the Committee met on March 6, 2019. There were 17 owners present including a quorum of the Committee.

The discussion centered on three major topics: The disposition of the North Property and its amenities, potential collaboration with the Master Association for the development of the North Property and Bel Mare Lake walkway and Bel Mare parking issues as potential solutions to parking availability.

Finance Committee Report

Mr. Brown reported that an initial meeting was held on February 26, 2019 and established an agenda. The Committee discussed roles for the Committee as an oversight committee and will be meeting once a month to review the budget from Condominium Associates.

Kay McAuliffe was selected as the Chairperson.

Mr. Brown also reported that there are spaces open for volunteers for the Finance Committee.

DeSoto Bridge Ad Hoc Committee Report

Mr. Sperry reported the Ad Hoc Committee continues to work closely with the Riviera Dunes Master Association in opposition to the Elevated Highway alternatives.

The Tentative Work Program for years 2020 – 2024 issued in December included:

- Bradenton-Palmetto Connector PD&E Study - \$3.36 million in for year 2020 (CMNAA Alt).
- Replacement Desoto Bridge PD&E Study - \$1.57 million in for year 2023 (requires capacity addition be identified before starting).
- New I-75 Interchange at US 301 – Construction - \$165 million in for year 2020.
- Note: For year 2019 – Work Plan had PD&E Study for “Express Lanes” on I-75 from Manatee to Charlotte County.

FDOT presentation of Final CMNAA Study delayed until March MOP Meetings. These represent good opportunity for Public input.

- Citizens Advisory Committee (usually 5:00 PM) and Technical Advisory Committee (usually 10:00 AM) on March 11th.
- MPO Board Meeting (usually 9:00 AM) on March 25th.

Master Association has written a detailed description of concerns and recommended solutions and will plan to break up into 2-minute segments for presentation at these meetings.

- Florida District 70 Representative, Wengay “Newt” Newton, held a Transportation Summit on Monday, February 25. The summit was well attended by residents and local Elected Officials.
- 27 speakers from Riviera Dunes and other Communities expressed their concerns with Elevated Highways and the negative impact of the large amount of traffic planned for the adjacent corridor. Local Elected Officials and FDOT assured the group that there was no possibility of eliminating Alternatives at this point.
- FDOT presented their process and introduced the Project Manager, Jennifer Marshall PE, for the PD&E Studies. She indicated that the Study would start with an updated Traffic Study including the new I-75 Interchanges and Express Lanes Study. Following Standard FDOT Process there will be two Phases:

- Phase 1 will be a Corridor Evaluation of all Alternatives resulting in 2 – 3 recommended Alternatives. (Approximately 18 months from May 2020).
- Phase 2 will be in-depth reviews of the 2 – 3 Alternatives with one being selected plus the no-build Alternative. (Expect another 12 – 18 months).

An Ad Hoc Committee Meeting will be held next week to prepare for the March MPO meetings and updated the long-term strategy.

Report from Bel Mare Master Association Delegate

Mrs. Sperry reported in January 2019 that 6 new garbage cans that match the new benches have been installed and mounted to the walk so they will not blow away.

In December 2018:

Walkway Around the Lake

Walkway lights are maintained by Riviera Dunes Master; The timer is controlled by Bel Mare Maintenance; Bel Mare pays FPL bill and Riviera Dunes Master reimburses Bel Mare \$480 annually; Bel Mare is responsible for contacting FPL for new estimates annually, then informing Riviera Dunes Master of any rate increases.

Bridge

Riviera Dunes Master is continuing to lead the opposition on the elevated highway alternatives.

Financials

December 2018 – Riviera Dunes Master approved 2019 Budget. The overall Total Operating and Reserves budget was reduced by \$7,948 for 2019.

Bel Mare’s annual portion of the budget is as follows:

Parcel 9 (Bel Mare Buildings 1 and 2)	= \$13,600
Parcel 21 (East Property Beach)	= \$ 3,672
TOTAL	= \$17,272

Board Meetings

Riviera Dunes Master recent board meetings have been held via conference calls instead of held in a physical site due to scheduling conflicts of the present Board members. Future meetings are trying to be held at Laguna social room.

Riviera Dunes Master Minutes and 2019 Budget are located on the Bel Mare website.

Old Business

- **Cancellation of Central Systems Proposals (Three in total: Security System, Camera System and Door Rods):** Mrs. Biebuyck made a *motion* to cancel the three proposals that were accepted with Central Systems. Mr. Bencini seconded. *The motion carried unanimously.*
- **Cancellation of Ryan McKinley Affordable Amps LLC Proposal:** This item was tabled.
- **Reaffirm DeSoto Bridge AD HOC Committee and Keith Ewer as Board Sponsor:** Mr. Brown made a *motion* to Reaffirm the DeSoto Bridge AD HOC Committee and Keith Ewer as Board Sponsor. Mr. Bencini seconded. *The motion carried unanimously.*

- **Revisit Gate Operator Backup Batteries:** This item was discussed. Five (5) backup batteries to be ordered.
- **Consider Approval of Additional Cost for Delaminated Sliders:** This item was discussed and tabled.
- **Revisit Website for Association:** This item was discussed and tabled.
- **Revisit Staffing Needs for Maintenance:** This item was discussed.

New Business

- **Consider Approval of Galaxy Pool Addendum to Contract for Servicing the Fountains:** This item was discussed. Management is to revisit with Galaxy Pool to see if they will reduce its price for servicing the fountains. Upon their response, it will be determined whether Galaxy Pool or Maintenance will service the fountains.
- **Consider Approval of Delightful Cleaning to Pressure Wash in Front of Trash Rooms and South Outside Area Entrance to Grand Foyers:** Mr. Bencini made a *motion* to approve the proposal from Delightful Cleaning to Pressure Wash in Front of the Trash Rooms and South Outside Area Entrance to Grand Foyers. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Approval of Service Hallway Lighting Project:** This item was tabled.
- **Discuss Email Request Regarding Parking:** This item was discussed.
- **Discuss E-Maintenance Renewal:** This item was discussed.
- **Discuss Water Intrusion Quotes & Plan to Address:** This item was discussed.
- **Discuss Power Failure & Address Emergency Generator, Elevators, Gate Operators, Staff Overtime:** These items were discussed.

Adjournment

With no more business to come before the Board, Mrs. Biebuyck made the *motion* to adjourn the meeting at 7:14 PM and was seconded by Mr. Krall. *The motion carried unanimously.*

Respectfully Submitted,
 Kristin Smith, LCAM, Onsite Assistant Manager
 On Behalf of Bel Mare Condominium Association, Inc.