

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
March 08, 2012  
**Final**

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, March 08, 2012 at 5PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton and Michael Becks were present in person and Mr. Schuster was not in attendance. 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 5:00 PM.

**Proof of Notice**

Ms. Green confirmed that proper notice was given.

**Approval of Minutes**

Mr. Becks made a *motion* to approve the February 13, 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 major delinquencies. Mr. Horton discussed the short sales that are in progress and also the 5 units, 3 of which are owned by Bel Mare, which still have not committed to the Special Assessment.
- B. Construction on Update:** Mr. Horton reported on the progress of the construction, and or defects. Mr. Horton reported that there are still several areas / parts of the construction that need to be resolved, such as the pools, tennis courts, tree removal, delaminate windows and sliders.

**New Business**

- A. Ad Hoc Committee to study the Organizational & Leadership structure of Bel Mare:** Mr. Horton read, to the owners in attendance, the areas of management organization and leadership that the committee is to focus on and make recommendations. Mr. Horton read the names of the committee members and requested the committee's recommendations by July 1, 2012 for inclusion on the agenda of the July 19, 2012 Board Meeting.
- B. Consider temporary pool heater for the Lap pool:** Mr. Horton discussed putting a pool heater on the lap pool during construction. After some discussion the topic has been tabled.
- C. Planning Calendar:** Mr. Horton reviewed the dates with Mr. Becks and they agreed that everything looked ok and that the calendar was to be released and available to residents via the Bel Mare web-site.

- D. Tenant(s) [2-804] request regarding disciplinary action:** Mr. Horton discussed how he and Jodi Green had met with the Tenant(s) of 2-804. The tenant(s) is requesting the Board of Directors consider restrictions that will allow them to complete their lease. After discussion a *motion* was made by Mr. Horton to have the tenant(s) of 2-804 sign a letter acknowledging that all amenities rights are suspended indefinitely and that they agree to move out at the end of their lease. If another incident occurs they agree to an immediate voluntarily move out. Mr. Becks seconded the motion. *The motion carried unanimously.*
- E. Tenant(s) [1-701] request regarding disciplinary action:** Mr. Horton discussed how the Owner of unit 1-701 has asked us to give their tenant(s) one more chance before processing for eviction. This owner cooperated with us in the past on some very delicate situations. After discussion a *motion* was made by Mr. Horton to have the tenant(s) sign off on a letter acknowledging that if another incident occurs that they will move out immediately and voluntarily. Mr. Becks seconded the motion. *The motion was carried unanimously.*

### Old Business

- A. Penthouse Parking Issue:** Mr. Horton gave an update regarding the penthouse parking and that he has asked the Bel Mare attorney to advise when he will be able to meet with the Board to discuss the next course of action.
- B. Update on easements:** Mr. Becks gave an update on the easements and the progress. There are still some issues that need to be worked out.
- C. Update on Web Site:** Mr. Denyes reported that the committee was still looking ideas, etc. Ms. Green reported that she would be attending a meeting to give input to the Sen Earth Co. web site and that she would take the ideas from Bel Mare and would present them at the meeting.

### Adjournment

With no more business to come before the board, Mr. Horton made the *motion* to adjourn the meeting at 5:50 PM and was seconded by Mr. Becks. *The motion carried unanimously.*

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