

Condominium Association, Inc.
Directors Meeting Minutes
April 28, 2011
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday April 28th at 5PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton, Gary Schuster and Michael Becks were present in person or by phone, 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 5:02 PM.

Proof of Proper Notice

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

Approve the minutes of the March 16, 2011 Board Meeting

A *motion* to approve the amended minutes of the meeting of the board from 3/16/11 was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*

New Business:

- 1. Approve Service Hallway Painting:** A *motion* to approve the bid from Xtreme Coatings was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*
- 2. Discussion and Approval of Hackbart Agreement:** Mr. Horton reviewed the Hackbart agreement and the reasons for the agreement. A *motion* to approve the agreement was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*
- 3. Discussion on Contractor Policy:** Mr. Horton reviewed the existing policy. A discussion followed. A *motion* to have the Rules Committee investigate all policies and have them drafted as rules was made by Mr. Becks, seconded by Mr. Horton. *The motion carried unanimously.*
- 4. Association Maintenance Responsibilities:** Mr. Horton reviewed the attorney's summary of what is and what is not Association responsibility.
- 5. Pet Relief Area:** Mr. Horton reviewed the Pet Restrictions in Declaration 6.6. A discussion followed. A *motion* to designate the pet run area behind building 1 as the only pet relief area per the Rule 6.6 was made by Mr. Horton, seconded by Mr. Becks. *The motion carried unanimously.*
- 6. TV For Fitness Center:** Mr. Horton reviewed the Bright House agreement for running the 1-½ inch conduit to the fitness center. A *motion* to approve the TV, Mount and conduit for \$3515 was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*
- 7. Land to East:** Mr. Horton reported that he had been in touch with the owners of the lot. They are interested in a short sale. The lot will need to be appraised. It is approximately 1.3 acres. A discussion followed.

- Article XXI of Condominium Docs:** Mr. Horton reported that the turnover study. Article XXI of the docs refers to the mold and humidity in the units. A humidity level of 50% or lower in units will inhibit growth of mold, mildew and dust mites. Owners are responsible for controlling the humidity in their individual units. A discussion followed.
9. **Discussion and Action on Elevator Compensation Chain:** Mr. Horton reviewed the damage to the elevator compensation chain in building 2. A review of the bids from Otis, Thyssen-Krupp and Oracle followed. A *motion* to approve the bid from Oracle based on a check of their references was made by Mr. Becks, seconded by Mr. Schuster. *The motion carried unanimously.*
 10. **Discussion and Action on Turnover Issues:** Mr. Horton updated the Board and owners on recent developments on Turnover Issues. A discussion followed.
 11. **Action on Rules Violations:** Mr. Horton explained the Parking Protocol issues. Mr. Fleet is working on some revisions to the protocol. Mr. Horton reported that an owner's son violated Rules for use of the spa in the early morning. Owner had been warned previously of rules violations. A *motion* to fine the owner \$100 was made by Mr. Becks, seconded by Mr. Schuster. *The motion carried unanimously.* Mr. Becks led a discussion regarding a conversation with Mr. Fleet on rules violations.
 12. **Delinquency Briefing:** Mr. Horton and Mr. Fleet reported that 3 owners had not yet paid their 2nd quarter maintenance fees. One owner has been in contact with Mr. Horton about this.
 13. **Discussion and Action for Renting Foreclosed Units:** Mr. Horton reported that one unit becomes Association's within 10 days. 5/5 and 5/15 are auction dates for other units. A discussion followed.
 14. **Discussion and Action on Committee Reports and Requests:** A *motion* to return to Rules Committee for Rule on how to limit ownership to individuals and not to allow LLC or Partnerships was made by Mr. Becks, seconded by Mr. Schuster. *The motion carried unanimously.* A discussion was held on limiting the number of FOBs to each owner. A discussion about owners not registering guests was held. A discussion was held on how to manage large party requests. A discussion was held on guest suite recommendations. A *motion* to have a vote on Proxy Ballot for Realtors and Prohibiting underage drinking and substance abuse in Common Elements and Limited Common Elements was made by Mr. Becks, seconded by Mr. Schuster. *The motion carried unanimously.*

Old Business:

1. **Light Replacement Schedule:** Mr. Fleet reviewed the problems. The vendor will be returning on Tuesday, May 3 from 12:30-4:30pm to fix. A discussion followed.

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. Becks at 6:50 PM. *The motion carried unanimously.*



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On Behalf of BerMare Condominium Association, Inc.