

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
April 12, 2012  
**Final**

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, April 12, 2012 at 5PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton, Michael Becks, 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 5:00 PM.

**Proof of Notice**

Mr. Jenkins confirmed that proper notice was given.

**Dispense of Reading Minutes**

Mr. Becks made a *motion* to dispense the reading of the March 08, 2012 Board of Directors Meeting Minutes. Mr. Schuster seconded the motion. *The motion carried unanimously.*

**Approval of Minutes**

Mr. Becks made a *motion* to approve the March 08, 2012 Board of Directors Meeting Minutes. Mr. Horton seconded the motion. *The motion carried unanimously.*

**President's or Treasurer's Report**

- A. Delinquency Report:** Mr. Horton gave an update on the delinquent amounts from prior owners. Several have been issued a hearing date, one has a short sale in progress. Mr. Horton discussed two major delinquencies and the current plan of action being taken.
- B. Financial Update:** Mr. Horton reported that the February financials are on the Condominium Associates website for access. Mr. Horton discussed the major issues[negatives] that should offset by other positive variances. Mr. Horton reported that we are operating within budget.
- C. Phase 4 Property Update:** Mr. Horton discussed how the owner of the land to the east has been issued a court date in July to settle issues. They still seem to be very interested in a land swap if we can give clear title. Mr. Bartels reported on his meeting with the city regarding the use restrictions on green areas.
- D. Construction Update:** Mr. Horton discussed the progress of the construction, and known defects. Mr. Horton reported that phase II could begin as early as next week, and that the tree removal is projected to start on 4/16/2012 lasting about 10 days. Mr. Horton also touched on problem areas such as the pools, tennis courts, fountains, air balance, windows and sliders.
- E. Update on Committees:** Mr. Horton announced that Dale Lovejoy will be the new Chairperson for the Finance Committee, that Robert Boos will join Nancy Cowart as a Co-Chairperson on the Landscape Committee, and Philip Shirley has agreed to be the Chairperson for the Hearing Committee after the current dispute is completed.

**Unfinished Business**

- A. **Penthouse Garage Issue:** Mr. Horton discussed that the Board had met with the Attorney and it was concluded that the Documents were clear that all parking spaces and storage spaces that were left unassigned by the Developer and/or their successor “shall be deemed Common Elements”.

### New Business

- A. **Insurance Update:** Mr. Horton reported that the insurance renewal appeared OK, and is below what was provided in the budget. Mr. Horton discussed that additional quotes have been solicited through our existing broker as well as the company that supplies our flood insurance. Also discussed was the possibility of changing the deductible to a 5% from the current 3%. The consensus of the Board was to leave it at 3% .
- B. **Sun shade for office:** After a brief discussion, a *motion* was made by Mr. Horton to accept the quote of \$580.00 plus tax from the World of Blinds. Mr. Becks seconded the motion. *The motion was carried unanimously.*
- C. **Lights for Security & Safety:** Mr. Horton discussed how G4S had done a security study and after further review of the study. The Rules and Security committee made recommendations to the Board to place floods at the entrance and exit gates (quote #1), and to place a flood at Bldg. 2 garage door leading to the fitness center and flood illuminate Athletic Center entrance (quote #2). Mr. Schuster made a *motion* to accept the quote from Rayco Electric for quote #1. Mr. Horton seconded. *The motion carried unanimously.* Mr. Schuster made a *motion* to accept the quote from Rayco Electric for quote #2. Mr. Horton seconded. *The motion carried unanimously.* Also discussed was the lighting of the walk to the fitness center. It was pointed out that quotes ranged from a low of aprox \$12K to \$20K depending on the type of lights. This was referred back to the Rules/Security Committee as we do not have funds budgeted.
- D. **Docs and Rules housekeeping issues:** Mr. Horton discussed that there are several Document and/or rule changes that are needed. A total rewrite/cleanup was estimated at \$6,000. Instead of going forward with that much expense it is recommended that we address only the critical issues at this time. The estimated cost for addressing the critical issues is \$2,000 and we could hopefully include these items in the voting package that addresses the property to the east. A *motion* was made by Mr. Schuster that the cost to address the critical issues does not exceed \$2,000. Mr. Becks seconded the motion. *The motion carried unanimously.*

### Adjournment

With no more business to come before the board, Mr. Horton made the *motion* to adjourn the meeting at 6:10 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.