

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
April 18th, 2013  
**Final**

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, April 18<sup>th</sup>, 2013 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 On-site Administrator for Bel Mare Condominium Association.

**Call to Order**

Mr. Jenkins called the meeting to order at 5:00 PM.

**Proof of Notice**

Mr. Jenkins certified that proper notice was given.

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

Mr. Schuster made a *motion* to dispense in the reading of the February 07<sup>th</sup>, 2013 Board of Directors Meeting Minutes. Mr. Horton seconded the motion. *The motion carried unanimously.*

**Disposal of Unapproved Past Meeting Minutes**

Mr. Horton made a *motion* to accept the unapproved Board of Directors Meeting Minutes from February 07<sup>th</sup>, 2013. Mr. Schuster seconded the motion. *The motion carried unanimously.*

**Construction Report**

Mr. Horton gave an update on the construction and that it is moving rapidly and that other issues in the turnover study are being addressed.

**Financial Report**

Mr. Lovejoy reported on the first quarter financials and that the Association is off to a good start, but need to continue to focus on the details.

**President's Report**

Mr. Sperry reported that the Association has achieved their annual objective of reducing the number of "Seriously Overdue" units to (2). Mr. Sperry called upon Doug Jenkins to give a brief explanation of the Secure Trax system that G4S has offered to install at no cost to the Association. Mr. Sperry reported that one of the owners was served with a lawsuit last month that includes Bel Mare Condominium Association, Inc. and that the Association has filed a claim with the Associations General Liability Insurance Company and they have assigned an attorney to defend.

**Unfinished Business**

- A. Activities Committee – Welcome Program:** Mr. Sperry called upon Mrs. Krall to speak on behalf of the Activities Committee. Mrs. Krall reported that the Committee received pricing on the monogrammed items that were presented at the last Board meeting held on February 7<sup>th</sup>, 2013. The items proved to be more expensive than expected. The Committee has decided to table the monogrammed gifts and is modifying the initial request and asked the Board to approve \$15 - \$20 per new resident / tenant per unit to provide a small "Welcome Gift" to accompany the Associations Rules Booklet. After some discussion Mrs. Boos made a *motion* to approve the

proposed welcome program including a gift expenditure up to \$20. Mr. Lovejoy seconded the motion. *The motion carried unanimously.*

- B. Maintenance Committee – Lake:** Mr. Freeman reported that it has been recommended the Association wait until fall to stock the lake with the grass carp and that the salinity of the lake be checked prior to putting the carp in the lake. Item tabled until subsequent meeting.

#### New Business

- A. East Property Update:** Mr. Sperry reported that the Association on March 12<sup>th</sup>, 2013 made a formal offer to purchase the property to the east. The Association has not received an acceptance of the offer or counter offer to report on.
- B. Property Insurance Renewal:** Mr. Sperry explained and went over the two different Insurance proposals that the Association received. After minor discussion, Mr. Lovejoy made *motion* for the Association to accept the Insurance proposal from American Capitol Assurance. Mr. Horton seconded the motion. *The motion carried unanimously.*
- C. Requirement for Unit Owners to have HO-6 Policy or Equivalent:** Mr. Sperry explained what HO-6 Policy is and the purpose for each owner to have the policy. There was some discussion and the consensus of the owners present is that they would like to see this put out to vote of the membership.

#### Adjournment

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 6:06 PM and was seconded by Mr. Sperry. *The motion carried unanimously.*

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