

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
April 12, 2017
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, April 12, 2017 in the 2nd floor clubroom located at 130 Riviera Dunes Way. John Ollsen, Elizabeth Law, Eric Krall, and Bill Horton were present in person and Beverly Reason by speaker phone constituting a quorum of the Board. Larry Shaw represented Condominium Associates (CA) and Tammy Goldman, On-site Community Asst. Association Manager for Bel Mare Condominium Association.

Call to Order

Mr. Ollsen called the meeting to order at 5:05 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. Horton made a *motion* to dispense in the reading and to dispose of the minutes from October 19, 2016, January 11, 2017 & January 17, 2017. Mr. Ollsen seconded. *The motion carried unanimously.*

Construction / Mediation Update

Mr. Horton reported that he was deposed in January for two days and Bob Valentine the President of Spectrum was deposed in February for one day. The attorney thought that both depositions were positive steps in supporting the Association's claim. The defendants have indicated they have an interest in a second mediation and want to depose two or three more individuals before that mediation will actually take place. It is hoped that those depositions will be completed in April or May 2017. The Association's attorneys are attempting to reach an agreement on a mutually accepted mediator. It is estimated that it will be at least September before everyone's calendar would be clear for a mediation date.

Mr. Horton also reported that Bel Mare is in the process of repairing a number of lanais that leaked during the storms that occurred late in 2016. It is hoped that all the leak sources have been identified and that the repairs should all be completed within the next month. It was discovered that the lanais on the 14th and 8th floors were not properly sealed during initial construction and have created an avenue for water intrusion on the 12th and 7th floors where living areas are located underneath lanais.

Financial Report

Mrs. Law reported on the key elements of the Financials for the February 2017.

- **Revenues** are \$2,105.91 favorable to Budget through February 2017 due to Operating & Reserve Interest, Guest Suite Rentals and Misc. Income.
- **Expenses** were unfavorable to the budget by (\$2,020). The Association had a couple significant overages. Due to the water billing change to include both towers, Water & Sewer was \$18,268 for the first 2 months and produced a variance of (\$6,935), Office & Administration (2,266) variance includes new office computer that was not budgeted for 2017, Federal, State & Local Taxes (\$8,582) for the East Property Taxes that the Association expected to be allocated to each owner's 2016 tax bill. This will take effect next year instead so this is a transition year expense. Fortunately, the Association had surpluses in other line items to reduce the deficit.

Note: Based on the Association's competitive bid proposals received for the insurance renewal the Association expects a savings in excess of \$10,000 for the 2017 budget.

- **2016 YTD Net Balance (Revenue vs. Expenditures)** for Operations reflects a favorable amount of \$85.15.
- **Collections** as of February 28th, the Association had six owners that had not paid their 1st quarter assessments. Notices were sent out and as of March 31st, the Association has collected in full from three owners (1-302, 1-1203 and 1-P201). Two of the owners (2-203 and 1-604) the Association is in contact with and expects payment to be received this month. One Owner (1-504) has still not yet paid.
- **Balance Sheet**
 - **Total Cash** on hand at the end of February was \$913,699. This represents \$231,648 in Operating Cash and \$682,051 in Construction Cash.
 - **Reserve Funds** were \$993,856 end of February.

Note: Mr. Horton requested that the Board look into the possibility of making some investments that could possibly generate some income.

Presidents Report

Mr. Ollsen reported on behalf of Mrs. Reason that the G-Dawg Group appeared before the City of Palmetto in February to present its plans for construction of a medical office facility located on the green space parcel west of Bel Mare. Back in mid-January the Group attended a Board meeting to discuss initial plans and graciously asked Bel Mare residents for their input. The City of Palmetto approved the building project and G-Dawg Group is now working of specific plans for the endeavor.

Bel Mare's annual fire inspection took place in early February. Although there were a few minor issues discovered, the property endured the Examiner's scrutiny very well. The inspector was most complimentary of Bel Mare's Maintenance Director Sabastian Walzcek for the manner in which he preserves the integrity of the property. The inspector made mention of how clean and neat the equipment rooms and various areas are maintained, which is way beyond the norm on properties such as Bel Mare.

Bel Mare's maintenance staff will begin a second inspection in April of storage cages looking for flammable materials. If seen, the maintenance staff will be cutting the locks on the cage and videotaping the removal of any item(s). The articles will be temporarily stored in a safe area and residents will be notified of the transfer of materials with a specific deadline of reclaiming them.

Plans are already several months in the making for the 2017 Entre Nous Open House scheduled for the first weekend in December. Mr. & Mrs. Hadayia have volunteered to open their home for this event and Entre Nous will have drinks and snacks for sale in the Social room and in as adjacent area on the Amenities deck of Tower 1. As a token of appreciation for the use of Tower 1, Entre Nous has volunteered to decorate both Bel Mare Towers for Christmas 2017.

In closing, Beverly and the rest of the Board welcomed Bel Mare's new Portfolio Manager, Larry Shaw. The Board mentioned to the members present that if they see Mr. Shaw during his weekly visits, to please introduce yourself and welcome him to Bel Mare.

Communications & Landscaping Report

- **Communications:** Mr. Krall reported that the Communications Committee has been working diligently with website server company "At Home Net" to move the website to a new platform. The Committee concluded as they became more involved with the complexity of the new platform that the "At Home Net" over sold their product and could not deliver. The committee unanimously agreed not to move to the new platform but to stay with what we have and to make changes and enhance the areas of concern.
- **Landscaping:** Mr. Krall reported that Bel Mare continues to experience issues with work orders and instructions given to the landscaping company, Landcare. Mr. Shaw has taken a detailed walk of the property and is aware of the issues, which include shrubs not being pruned properly, fertilizations not being done on a regular schedule, maintaining the irrigation system to assure it properly functions and to

make sure the date palms are inoculated as directed. Mr. Shaw will be monitoring the progress of Landcare.

Board Executive Sessions Review

Mr. Ollsen reported that recently the Board of Directors has conducted several executive sessions over the past two months to discuss personnel and construction issues.

Personnel discussions were focused on addressing the transition of a new portfolio manager through Condominium Associates (CA). During the two month period the Board also did an extensive review of the Association's contract and comparison with other local management firms.

Construction discussions are covered by Mr. Horton in his report for Construction/Mediation update.

Management Report

Mr. Shaw reported on the Associations current projects including Landscaping, Roofing, Fire Equipment and Balcony Cleaning.

Unfinished Business

- **Storage Cage Expansion Request:** Mr. Horton made a *motion* to accept the recommendation from the Board President, Beverly Reason, that as a result of the legal findings, that the Board deny the request of the owner to extend his storage unit to the nearby wall. Additionally, that all similar open areas in the storage rooms are cleared of all items and post signs stating no articles may be stored in this space. Mrs. Law seconded. *The motion carried unanimously.*
- **Verify Fire Pump Repairs & Final Cost:** Mr. Horton reported that at the January 17, 2017 Board of Directors meeting the Board voted to give the Board President, Beverly Reason the authority to approve a repair of the fire pump up to \$16K. The actual cost of the repair was \$5,487.86 which was a significant savings.

New Business

- **Consider Approval for Insurance proposal from Sihle Insurance Group & Comegys Insurance:** This item has been tabled.
- **Consider Approval for Line of Credit with Popular Bank for Insurance Premium:** This item has been tabled.
- **Consider Approval for the Bldg. 2 parking garage speaker strobes replacement:** Mr. Horton made a *motion* to approve the replacement of all speaker strobes (32 Devices) in building two's parking garage. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Approval of carpet cleaning & upholstery cleaning:** Mr. Krall made a *motion* to approve the carpet cleaning quote from Floor Care Solutions and to obtain pricing for spot cleaning upholstery as not all the furniture needs cleaning at this time. Mrs. Law seconded. *The motion carried unanimously.*

Adjournment

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 6:00 PM and was seconded by Mr. Krall. *The motion carried unanimously.*

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