

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
May 25, 2010
APPROVED

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday May 25th at 5:30 PM in the 2nd floor clubroom located at 140 Riviera Dunes Way. William Horton, Gary Schuster and Phillip Shirley were present in person 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 5:32 PM.

Proof of Proper Notice

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

Approve the minutes of the April 26, 2010 Board Meeting

A duly seconded *motion* was made by Mr. Horton to accept the minutes of the meeting of the board from 4/26/10. *The motion carried unanimously.*

New Business:

1. **Discussion and Approval of Parking Decal Rule:** Mr. Horton reviewed the reason to change from a policy to a rule. Primary reason is to stop past due owners from having unauthorized renters. A *motion* to approve was made by Mr. Shirley, seconded by Mr. Schuster. *The motion carried unanimously.*
2. **Approve parking Information Form:** A *motion* to approve was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*
3. **Update on Insurance:** Mr. Horton reviewed the new insurance valuation for the property. Renewals will be approximately \$11,000 a year less than in 2009. A discussion followed.
4. **Parking Spot Resolution with CCS:** Mr. Horton reported that he had received a letter from CCS detailing a resolution to the parking spot problem. There is some concern with the 1st paragraph. A *motion* to accept the offer with the approval of the association attorney was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*
5. **Billy Goat Vacuum for the Garage:** Mr. Horton reviewed the need for the vacuum. A *motion* to approve was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*
6. **Landscape Improvements:** Mr. Shirley reviewed the 5 items from the Landscape Committee recommendations. The proposals are estimated to cost \$3836.29. A *motion* to approve up to \$4500 was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*
7. **Approve Elevator Contract:** Mr. Horton reviewed the differences on the quotes. \$18,700 savings over the next 5 years. Thyssen-Krupp response time commitment is one hour and only straight time is charged. Mr. Horton reviewed the issues with

Schindler. A discussion followed. A *motion* to approve the Thyssen-Krupp contract was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*

Old Business:

1. **Reserve Study:** Mr. Horton instructed management to put Riviera Dunes LLC on notice for the amount owed to the Association. It is not expected that they will come through. A discussion followed of the options.
2. **Cable TV Contract:** Mr. Shirley reported on his discussions with Bright House and Verizon. There might be some difficulty in cancelling the Bright House contract. A discussion followed.
3. **Engineering Study:** Mr. Horton reported that 3 quotes had been received for the Engineering Study. It was suggested that several owners interview the companies. Mr. Haeffele volunteered to head the owners for the interviews.
4. **Turnover Audit:** Mr. Horton reported that this will cost \$3000-5000 and should be covered by the Developer.
5. **Other Turnover Issues:** Mr. Horton reported that the spa would need to be fixed by 8/31/2010 at an estimated cost of \$10,000-15,000. He then reviewed the history of the issues. Light fixtures on the balconies are also an issue.

Next Meeting Date: The next Board meeting will be on July 2, 2010 at 5 PM.

There being no further business to come before the board, a duly seconded *motion* was made to adjourn by Mr. Horton at 6:55 PM. *The motion carried unanimously.*

Respectfully Submitted,

Neil Fleet

On Behalf of Bel Mare Condominium Association, Inc.