

Condominium Association, Inc.
Directors Meeting Minutes
May 31, 2011
Final

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Tuesday May 31st at 5PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton, Gary Schuster and Michael Becks 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 5:00 PM.

Proof of Proper Notice

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

Approve the minutes of the April 28, 2011 Board Meeting

A *motion* to approve the minutes of the meeting of the board from 4/28/11 was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.*

New Business:

- 1. Update on TV for Fitness Center:** Mr. Horton reported the TV had been installed and would be working on Thursday, June 2.
- 2. Update on Adjacent Properties:** Mr. Horton reviewed where the properties were located, what options there were to consider, and what decisions need to be made. A discussion followed. A vote of 75% of the owners would be needed to approve any purchase and the property would need to have clear title. A *motion* to approve up to \$3500 in earnest money into an escrow account was made by Mr. Becks, seconded by Mr. Schuster. *The motion carried unanimously.*
- 3. Discussion and Action on Elevator Compensation Chain:** Mr. Horton reviewed the discussion that was held at the last Board Meeting. The bids were reviewed and discussion was held on if necessary to do the replacement. Topic tabled until inspection completed.
- 4. Discussion on Donated Items:** Mr. Horton reviewed that some owners had some items in common elements that needed to be removed or donated to the Association. Desk from Mr. Dunnington- throw away; Pepsi cooler from Mr. Strink-accept donation without conditions; Surround Sound system from Mr. Strink-accept donation without conditions; Basketball Hoop from Mr. Vining-accept donation; Christmas Tree from Ms. Garton-accept donation; and Ladder from Mr. Bartels-accept donation.
- 5. Action on Rules Violations:** Mr. Horton reported that lots of the complaints that have been made to the guards and staff are not actually a rules violation. Mr. Horton also reviewed some pending changes to Florida Statute 718 to deal with Rules violators.

- Staff:** Mr. Horton reported that there have been some owners being belligerent towards the staff. A discussion followed about possibly naming owners in the future for this behavior.
7. **Delinquency Briefing:** Mr. Horton reported that the Association had received title to another unit and will take possession on Friday. Delay on 2 units for about 45 days. 7 units total by the end of July. A discussion followed.
 8. **Update on Renting Foreclosed Units:** Mr. Horton reviewed the status of the attempts to rent the units. A discussion was held on a moving credit to help. A *motion* to approve up to \$1200 in moving credit for rental terms of 6-12 months where the bank cuts the lease term short and evicts tenant was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*
 9. **Discussion and Action on Committee Reports and Requests:** None at this time.
 10. **Garage Overhead Door:** Mr. Horton reviewed the problem with the overhead door in building one. He also reviewed the life expectancy of the door. Jeff and Joanna will open the doors when they arrive. The guard will close the doors when they leave. A *motion* to approve replacing the door was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.* A *motion* to approve the installation of speed bumps in front of both garage doors was made by Mr. Becks, seconded by Mr. Horton. *The motion carried unanimously.* A *motion* to approve the installation of a height limit bar inside both garage doors was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*
 11. **Discussion and Action on Turnover Issues:** Mr. Horton reviewed the current status of all Turnover issues. A discussion followed.
 12. **Website Support:** A *motion* to approve having Mr. Haeffele continue as the Bel Mare website support at a cost of \$250 a year was made by Mr. Becks, seconded by Mr. Horton. *The motion carried unanimously.*
 13. **Master Association Representation:** A *motion* to have Mr. Thurston Freeman replace Mr. Haeffele as the Bel Mare representative on the Master Association was made by Mr. Horton, seconded by Mr. Mr. Becks. *The motion carried unanimously.*

Old Business:

1. **Light Replacement Schedule:** Mr. Fleet reviewed the plan for the summer and fall.
2. **Roof Top Antennas:** Mr. Horton reported he is still following up, but there is no activity right now.

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 7:25 PM. *The motion carried unanimously.*

Respectfully Submitted,

Neil Fleet

On Behalf of Bel Mare Condominium Association, Inc.