

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
May 17, 2012
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, May 17, 2012 at 5 PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton, Michael Becks, and Gary 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 & Approval of Minutes

Mr. Becks made a *motion* to dispense the reading of and approve the May 03, 2012 Board of Directors Meeting Minutes. Mr. Horton seconded the motion. *The motion carried unanimously.*

Presidents Report

- A. Construction Update:** Mr. Horton gave an update on the status of the pool, tennis courts, fountains, delaminated glass and wind issue, air balance and smoke infiltration, and beam by dog walk door. Mr. Horton reported we are moving ahead to complete the amenities level. Mr. Horton discussed the new defects. That the radar test had been completed, and that we are in the process of determining the best way to identify the areas requiring repairs. Sample repairs will be completed so we can get a better handle on the repair cost. Mr. Horton went on to discuss the detensioning of cables and how to minimize the cost, and that we are also evaluating the merits of a requote vs. hiring a construction specialist to critique the repair cost.
- B. Loan Update:** Mr. Horton gave an update on the loan. We have given the bank the majority of the required information / documentation. Mr. Horton discussed that there are several different loan options being considered.
- C. Financial:** Mr. Horton reported that overall we are still in good shape. The major issue is that the budget included income for the 3 units that the association owns, but due to construction none is being earned.

Unfinished Business

There is no unfinished Business.

New Business

- A. Web Site Access: Owners vs. Renters:** Mr. Horton discussed that currently owners and renters can access all items posted on the Bel Mare web site, and that many of the items are only for the owner's. Mr. Horton suggested that we temporarily move "owner only" items to the Condominium Associates web site. It was also suggested that the Communications Committee address this issue as part of their study. Mr. Becks reported that the Communication Committee is close in making their recommendations to the Board of Directors.

B. Rules Committee Recommendation:

1. Modification to the Guest Suite Policy regarding Holiday Lottery: Mr. Horton discussed the changes that were recommended by the Rules and Regulations Committee. Mr. Horton made a *motion* to accept the modification recommended by the Rules and Regulations Committee. Mr. Schuster seconded. *The motion carried unanimously*
2. Recommended Sound Proofing Policy for replacement flooring: Mr. Horton stated that there is not a policy in place specifying sound proofing when flooring is replaced. This actually was part of the original sales agreements. Mr. Horton made a *motion* to accept the sound proofing policy recommended by the Rules and Regulation Committee. Mr. Becks seconded. *The motion carried unanimously.*
3. Recommended Garage Policy: Mr. Horton read the recommended garage policy by the Rules and Regulations Committee. With no questions or discussion, Mr. Horton made a *motion* to accept the garage policy recommended by the Rules and Regulations Committee. Mr. Schuster seconded. *The motion carried unanimously.*

C. Construction: External Communications: Mr. Horton discussed how our construction defects could cause unwanted publicity, and that we should think about whether we should preempt this with a positive spin of our own. After much discussion, the consensus was to prepare and hold the response. Mr. Horton has asked that Mr. Schuster to prepare a response that could be used if necessary.

D. Evacuation Protocol: Mr. Horton reported that given our construction defects we would issue suggested evacuation procedures/sites, and that they would be based on the Counties recommendations. Doug Jenkins reported on his meeting with Greg Bacon who is one of Manatee County Emergency Officials. Mr. Jenkins will be putting together and outlining the information and steps so that we can post to the web site.

E. Penthouse Parking Issue: Mr. Horton stated that the Board had received a registered demand letter from Mr. Vitolo. Mr. Horton read a letter of response that was prepared with the help of our attorney and asked for Board approval before sending. It basically stated that the Board cannot assign common property without a 100% agreement by the owners and therefore Mr. Vitolo's request was denied. After some discussion Mr. Schuster made a *motion* that the letter be sent as is. Mr. Becks seconded. *The motion carried unanimously.* The Board does not see the value in meeting with Mr. Vitolo at this time.

Adjournment

With no more business to come before the board, Mr. Horton made the *motion* to adjourn the meeting at 6:26 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.