

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
June 27th, 2013
Final

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, June 27th, 2013 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, William Horton, Dale Lovejoy, Nancy Boos, and Gary 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 5:06 PM.

Proof of Notice

Mr. Jenkins certified that proper notice was given.

Disposal of Unapproved Past Meeting Minutes

Mr. Horton made a *motion* to accept the unapproved Board of Directors Meeting Minutes from April 18th, 2013 with the correction of three (3) typo errors. Mr. Schuster seconded the motion. *The motion carried unanimously.*

Construction Report

Mr. Horton gave an update on the construction and discussed the status of major unsolved issues. Mr. Horton also stated that the end is near weather permitting.

Financial Report

Mr. Lovejoy reported that the Associations total favorable position v budget is good, and that the Association needs to continue to manage the detailed accounts, as well as, identify savings opportunities for 2014.

President's Report

- A. **Communications Committee – Website:** Mr. Sperry called upon Mr. Becks the chairperson of the Communications Committee to give a demonstration of the Associations new website. After a brief presentation, Mr. Becks announced that the Communications Committee has scheduled two training sessions, one on July 2nd, 2013 at 6:30 PM and the second on July 10th, 2013 at 6:30 PM both in the Social Room of Tower One. The purpose of the training sessions to help residents learn how to use and navigate their way around the website.

Unfinished Business

- A. **Review HO-6 Policy or Equivalent drafted by Attorney:** Mr. Sperry had explained at the Board Meeting held on April 18th 2013 what the HO-6 Policy is and the purpose of each owner having the policy or equivalent. The consensus of the owners present at that meeting was that they would like to see this item put out to a vote of the membership. Mr. Sperry addressed questions from the owners present regarding the HO-6 Policy. After some discussion Mr. Horton made a *motion* to have the Attorney's draft of Amendment to Bel Mare's Declaration Article XI that adds the requirement for all Owners to have an HO-6 Policy or equivalent for their unit and confirm annually with a certificate of insurance put out to a vote of the membership. Mr. Lovejoy seconded the motion. *The motion carried unanimously.*

- B. East Property Update:** Mr. Sperry reported that ongoing discussions continue between the Association and the owner of the property to the east. The Association will continue to discuss the purchase of the property with the Owner and hope for a timely mutually acceptable solution.

New Business

- A. Confirm Approval of Remodeling Application:** Mr. Sperry discussed that the owners of unit 1-1204 had submitted detailed plans to remodel their unit to the Board of Directors. Upon receipt of the plans each Board Member received the plans by email and was polled by the management company individually for their acceptance or refusal. In order to confirm that all Board Members were in acceptance of the plans, Mr. Horton made a *motion* to accept the plans submitted to the Board for the remodeling of unit 1-1204. Mrs. Boos seconded the motion. *The motion carried unanimously.*
- B. Consider Donation:** Mr. Sperry reported that Mrs. Horton has submitted a letter of donation of three banquet tables to be used and stored in the Hobby Workshop of Tower Two for crafts. The tables may be used for other events when not being used for crafts. Mrs. Boos made a *motion* that the Association accept the donation of three banquet tables and that they will be used and stored in the Hobby Workshop of Tower Two for crafts and when not in use for crafts may be used for other events. Mr. Lovejoy seconded the motion. *The motion carried unanimously.*
- C. Consider Recommendations from Rules & Security Committee:**
- **Modification to Security Policy:** Mr. Sperry discussed the modification to the Security Policy that was recommended by the Rules and Security Committee which will require Owners that are not in residence when they have guests staying in their Unit to register those guest 48 hours in advance of their arrival. After some discussion, Mr. Horton made a *motion* to accept the modifications to the Security Policy recommended by the Rules and Security Committee. Mr. Schuster seconded. *The motion carried unanimously.*
 - **Bicycle Registration Policy:** Mr. Sperry discussed the Bicycle Policy and registration form recommended by the Rules and Security Committee with the intended purpose to have only bicycles in the bicycle area belonging to current residence, and to donate those bicycles that do not belong to a current resident. Minor discussion followed. Mr. Lovejoy made a *motion* to accept the Bicycle Policy and Registration Form recommended by the Rules and Security Committee. Mrs. Boos seconded. *The motion carried unanimously.*
- D. Consider write off of Unit 1-1003 Chapter 7 Bankruptcy receivables:** Mr. Sperry discussed the write-off of the pre-bankruptcy portion of the prior owners of Unit 1-1003 that is uncollectible. Mr. Sperry explained that the charge would be handled on the Association's balance sheet and that the Allowance for Doubtful Accounts will offset the reduction in Accounts Receivable. After some discussion, Mr. Sperry made the *motion* to write-off the pre-bankruptcy portion of the account of the prior owners of Unit 1-1003 that is uncollectable. Mr. Horton Seconded. *The motion carried unanimously.*
- E. Resurfacing of entry and parking blacktop & restriping:** After a brief discussion a *motion* was made by Mr. Horton to accept the quote of \$2,241 from Asphalt Repair Service for the resurfacing (sealing) and restriping (painting) of the entry and outdoor parking areas. Mr. Schuster seconded. *The motion carried unanimously.*

Adjournment

With no more business to come before the board Mr. Schuster made the *motion* to adjourn the meeting at 6:22 PM and was seconded by Mrs. Boos. *The motion carried unanimously.*

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