

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
June 11th, 2015  
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, June 11<sup>th</sup>, 2015 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, Bill Horton, and Nancy Boos were present in person, and Gary Schuster and Beverly Reason by speaker phone constituting a quorum of the board. Larry Courtney, Elaine Frederick, and Betty King represented Condominium Associates (CA) and Tammy Goldman, On-site Community Association Manager for Bel Mare Condominium Association.

Prior to calling the meeting to order Mr. Sperry announced that the Sale of Condominium Associates closed on April 30<sup>th</sup>, 2015. Mr. Sperry then introduced COO Betty King. Ms. King spoke briefly on the transition of the company. Mr. Sperry then introduced Elaine Frederick who will be replacing Larry Courtney. Mr. Sperry thanked Mr. Courtney for his many contributions over the last 18 months and wished him well in the next phase of his career

**Call to Order**

Mr. Sperry called the meeting to order at 5:04 PM.

**Proof of Notice**

Mr. Courtney certified that proper notice was given.

**Dispense of the Reading of the Unapproved Past Meeting Minutes**

Mrs. Boos made a *motion* to dispense in the reading of the minutes from January 29<sup>th</sup>, 2015, Board of Directors Meeting. Mr. Schuster seconded the motion. *The motion carried unanimously.*

**Disposal of Unapproved Past Meeting Minutes**

Mr. Schuster made a *motion* to accept the unapproved Board of Directors Meeting Minutes from January 29<sup>th</sup>, 2015. Mr. Horton seconded the motion. *The motion carried unanimously.*

**Construction / Mediation Update**

- **Rooftop Fans and Elevator Louvers:** Mr. Horton reported that the installation of the rooftop fans and elevator louvers is complete and awaiting City inspection.
- **HVAC Study:** Mr. Horton reported the findings of the 24 sensors that were placed by Spec Tech throughout the buildings to document temperatures and humidity levels.
- **Mediation Update:** Mr. Horton reported that the Mediation was suspended after one day and is to resume on September 8<sup>th</sup> and 9<sup>th</sup>, 2015. Mr. Horton stated that the Association's presentation was first class and that he is optimistic that the issue will be resolved in September, 2015.

## Financial Report

Mr. Sperry reported on the Key Elements of the 2015 First Quarter Financials.

- **Revenues** are on Budget primarily due to Rental income from 2-202 that has helped make up other income shortfall.
- **Expenses** are unfavorable \$3,540 to the Budget primarily due to the increased cost of water which is \$20,415 negative YTD. As reported previously, the increased cost of Management in the Budget has been offset by the East Property acquisition being delayed. The result is net \$3,500 unfavorable YTD.
- **Collections** continue the positive trend. The difficulty with the change in bank on January 1<sup>st</sup>, 2015 has been overcome with the exception of one Owner (1-902 & 1-1201) where the automatic bank withdrawals do not seem to be working. The Short Sale for 2-202 closed on May 27<sup>th</sup> and Bel Mare received \$24,000 plus prorated 2<sup>nd</sup> Quarter Dues. Now all Bel Mare Units are owned.

Ms. Sperry concluded stating that the Financial Committee continues to support the 2015 status quo budget and is awaiting the upcoming mediation.

## President's Report

Mr. Sperry began his report by stating, that Anne Hathorn, the Association's Attorney, has left Becker-Poliakoff and has started her own Law Firm. The Association has retained her as the Association's Attorney but will still keep Becker-Poliakoff on retainer.

Mr. Sperry reported that the Owner Survey is available on the Bel Mare website and encourages all owners to reply. The survey will help in the decision making of the Board of Directors.

Mr. Sperry concluded his report stating that the Committees are a major contributor to Bel Mare's success, and that there are still committees in need of members.

## Management Report

No Report

## Unfinished Business

- **South Property Update:** Mr. Sperry reported that Harry Walia's lawsuit against Armed Forces Bank NA, the listing Realtor, and the Escrow Agent continues. In April the Association inquired about the case and was told by one of the Defendants that Armed Forces Bank NA was stepping up the pressure to resolve.
- **East Property Update:** Mr. Sperry reported that the Association has received a draft Purchase and Sale Agreement. There is an exclusion in the Agreement. The Association intends to engage an attorney to evaluate the exclusion and negotiate the Agreement details and also to have the attorney determine appropriate diligence measures, confirm financing, make a refundable deposit, and to negotiate the final terms to present to the Board for approval.

### New Business

- **Consider Proposal for Settlement of Construction Defect Claims:** This item has been deferred as the mediation has been suspended until September 8<sup>th</sup> & 9<sup>th</sup>, 2015.
- **Consider Recommendation from Evaluation Team for Elevator Service Contract:** Mr. Sperry stated that the Association had taken bids from five vendors. Mr. Sperry explained that an evaluation team was put together consisting of Board Members (never more than two at a time), Management, and Maintenance Committee. The evaluation team also reviewed Community Association Institute (CAI) recommendations for Elevator Service. Mr. Sperry went on to explain the services and cost (*Attached*) for each of the vendors interviewed. The consensus recommendation of the evaluation team is that the Association extends its contract with ThyssenKrupp on a probationary period of six months. Based on satisfactory performance during the probationary period the Association will extend the Contract for 2016. Mr. Horton made a *motion* that the Board accepts the recommendation from the evaluation team. Ms. Reason seconded. *The motion carried unanimously.*
- **Consider Proposals for repainting Ground & Lobby floor walls in both Buildings and charging Painting Reserves:** Mr. Sperry stated that the Association had obtained four Quotes for painting. Mr. Sperry explained the scope of work that each vendor was to quote and the cost that each vendor quoted (*Attached*). Mr. Horton made a *motion* to accept the Manatee Painting Contractor's quote. Mr. Sperry seconded. *The motion carried unanimously.*

Mr. Horton made a *motion* to charge the cost of the painting to the reserves. Mrs. Boos seconded. *The motion carried unanimously.*

- **Consider Owner Request for EV Charging Station:** This item has been tabled in effort to obtain more information.

### Adjournment

With no more business to come before the Board, Mr. Horton made the *motion* to adjourn the meeting at 6:50 PM and was seconded by Mr. Sperry. *The motion carried unanimously.*

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

# Elevator Service Contract

## Summary

Supplier	<u>ThyssenKrupp</u>	<u>Otis*</u>	<u>Schindler</u>	<u>Kone</u>	<u>Oracle</u>
Price/Month (Including Monitoring)	\$1812	\$2590	\$1800	\$1635	\$1950
OT Hourly Charge	\$230		\$520 (Negotiable)	\$250	\$108
Annual Price Cap	4%		4%	4%	4%
Contract Period Offered	Probationary Leading to 5 Year		5 Year	5 Year	5 year
Scope	Included Hoist Ropes		Excludes Hoist Ropes	Excludes Hoist Rope	Excludes Hoist Rope
Hoist Rope Monitoring	Yes		No	No	No
Periodic Testing (Annual & 5 Year)	Yes		Yes	Yes	Yes
Preventive Maintenance	Monthly		Monthly	Quarterly	Monthly
Branch Office	Bradenton		Clearwater	Tampa	Largo
Technicians in Sarasota (Elevators Assigned)	8 (150)		3 (125-135)	1 (95)	1 (113)
Response Times					
<ul style="list-style-type: none"> <li>• Emergency</li> <li>• Emergency OT</li> <li>• Normal</li> <li>• Normal OT</li> </ul>	<ul style="list-style-type: none"> <li>45 Min</li> <li>90 Min</li> <li>90 Min</li> <li>2 ½ Hrs</li> </ul>		<ul style="list-style-type: none"> <li>4 Hours</li> <li>6 Hours</li> </ul>	<ul style="list-style-type: none"> <li>2 ½ Hrs Longer</li> <li>2 ½ Hrs Longer</li> </ul>	None Committed in Contracts

\* Price only Proposal

# Bel Mare Condominium Association, Inc.

June 2015

## Painting Quote Comparison

CPR (Concrete Painting & Restoration, LLC)	Manatee Painting Contractors, Inc.	Mailloux and Sons Inc.	Braendel Painting, Inc.
\$22,950.00	\$22,280.00	\$27,400.00	\$38,000.00

### Scope of Work

Paint all interior walls, doors and trim (common areas only in both buildings, ground/parking level and the lobby/amenities level) are included. Also included are the walls in both offices, Hobby Rooms, and the walls in the garage that are a part of the main building. Walls of private garages, rooms not a part of the main building and other walls are not included.

### Preparation Work

All walls, doors, and trim will be caulked and holes will be patched as needed. Areas not to be painted will be masked off or drop cloths will be used.

\*Contractor will be responsible to furnish all materials (including paint) and labor to complete the work.

### Additional Painting Quote

#### **CPR (Concrete Painting & Restoration, LLC)**

Option 1 – Service Hall Floors – 1 Coat \$14,625.00

Option 2 – Parking Garage Floors – 1 Coat \$2,350.00

Option 3 – T&M For Additional Painting Outside of Scope - \$37.50 per Hour Mat.=Cost + 10%

None of the other companies offered additional quotes.