

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
July 2, 2010
Draft

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Friday July 2nd at 5:00 PM in the 2nd floor clubroom located at 130 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 5:02 PM.

Proof of Proper Notice

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

Approve the minutes of the May 25, 2010 Board Meeting

A duly seconded *motion* was made by Mr. Schuster to accept the minutes of the meeting of the board from 5/25/10. *The motion carried unanimously.*

New Business:

1. **Discussion and Action on Changes Authorized by SB1196:** Mr. Horton reviewed the changes with SB 1196 being passed. Those changes include suspension of voting rights, use of amenities and rental demand. A discussion followed between the Board members and owners. A fourteen (14) day notice to owners more than 90 days past due will be sent. A *motion* to approve adopting SB 1196 changes was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.* A *motion* to send a letter to all owners more than 90 days past due that their voting rights, use of amenities and rental demand will go in effect as of July 24, 2010 was made by Mr. Shirley, seconded by Mr. Shirley. *The motion carried unanimously.*
2. **Update on Demands given Developer per State Statute 718:** Mr. Horton reviewed the past history. The Engineer that has inspected the property has been asked by the Builder to survey the property for outstanding issues and complete the report by July 8, 2010.
3. **Review and Action on Engineering proposals:** Mr. Haeffele reviewed the TRC and Slider interviews. He reviewed the process of the engineering study and the differences in the bids. He recommended Slider and suggested Neil Fleet contact them to try and get the price reduced. Mr. Horton reported that per Florida statute, the developer is supposed to pay for the study. We will need to wait until July 8 to see if the developer will be paying for the study.
4. **Review and Action on Cable TV Service:** Mr. Haeffele reviewed the meetings with Bright House and Verizon and compared the monthly costs from the bids. A discussion followed. A *motion* to develop a package and send out to the owners

for a vote was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*

5. **Update on Delinquencies:** Mr. Horton reviewed the choices for re-keying the amenities doors. A discussion followed. A *motion* to approve was up to \$10,000 made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*

Old Business:

1. **Security Cameras:** Mr. Horton reported that there was not a conduit from the fitness center to the buildings. He reviewed the bid to install the conduit. A *motion* to approve the bid was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*
2. **Fine Committee:** Mr. Horton reviewed the issues with owner. A discussion followed.

Next Meeting Date: The next Board meeting will be determined after the results of July 8, 2010 response from the developer.

There being no further business to come before the board, a duly seconded *motion* was made to adjourn by Mr. Horton at 6:10 PM. *The motion carried unanimously.*

Respectfully Submitted,

Neil Fleet

On Behalf of Bel Mare Condominium Association, Inc.