

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
July 19, 2011  
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Tuesday, July 19th, 2011 after the Special Members Meeting in the 2<sup>nd</sup> 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 5:41 PM.

**Proof of Notice**

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

**Approve the minutes of the May 31, 2011 Board Meeting**

A *motion* to approve the minutes of the meeting of the board from 5/31/11 was made by Mr. Schuster, seconded by Mr. Horton. *The motion carried unanimously.*

**New Business:**

1. **Discussion and Action on Special Assessment:** Mr. Horton reviewed the background and history with the developer, general contractor, CCS bulk buyer, etc. He also reviewed the timeline with Slider Engineering and the defects attorney for the Association. A review of the insurance policies by the developer and general contractor followed. A discussion of the options and legal requirements followed between the Board members and owners present. Topics discussed included the major areas of repair and additional issues. Options for payment of the special assessment were also discussed. A *motion* to approve the special assessment of \$16,000 per unit, and to have the owners vote for approval of financing, failure of the financing vote would then be replaced by a multi-month cash assessment schedule to be determined by the Board was made by Mr. Horton, seconded by Mr. Schuster. *The motion carried unanimously.*
2. **Discussion and Action on Reserve Funds:** A *motion* to approve \$88,000 in Reserve Funds to be used for painting the buildings was made by Mr. Schuster, seconded by Mr. Becks. *The motion carried unanimously.* A *motion* to approve up to \$100,000 in funds to be borrowed from the Reserve Funds and paid back by 12/31/2011 was made by Mr. Schuster, Seconded by Mr. Becks. *The motion carried unanimously.*
3. **Update on Adjacent Properties:** Mr. Horton reviewed the status of negotiations on the property to the east. A review of the land swap from 2010 was also discussed.
4. **Action on Rules Violations:** Mr. Horton reviewed the changes to Florida Statute 718.303. Any owner that violate the Association's Rules can be banned from using the amenities
5. **Delinquency Briefing:** Mr. Horton reported that an eblast will be sent out to all owners reminding them that payment must be sent directly to the bank, not dropped off in the office. A review of the current status of past due owners followed. A discussion of the collection efforts by the Board was held.

6. **Update on Renting Foreclosed Units:** Mr. Becks reported that there was one unit ready to be rented out. The other unit had been trashed by the owner before surrender.
7. **Discussion and Action on Committee Reports and Requests:** None at this time.
8. **Discussion and Action on Turnover Issues:** Mr. Horton reported that the cost estimates to fix the lap pool were \$3500-\$6800 based on current estimates. A *motion* to approve the bids from Superpools and Bloomings for \$3500 was made by Mr. Horton, seconded by Mr. Becks. Mr. Horton and Mr. Becks voted yes, Mr. Schuster voted no. *The motion passed.* A discussion followed. A *motion* to withdraw the bid approval for \$3500 was made by Mr. Schuster, seconded by Mr. Horton. *The motion carried unanimously.* A *motion* to get an engineer design for a permanent fix was made by Mr. Becks, seconded by Mr. Schuster. *The motion carried unanimously.*

### **Old Business**

1. **None at this time.**

**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 8:25 PM. *The motion carried unanimously.*

Respectfully Submitted,  
Neil Fleet  
On Behalf of Bel Mare Condominium Association, Inc.