

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
July 19, 2012  
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, July 19th, 2012 at 5PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. William Horton, Gary Schuster, and Mike Becks were present 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. Schuster made a *motion* to dispense the reading of and approve the June 21, 2012 Board of Directors Meeting Minutes. Mr. Horton seconded the motion. *The motion carried unanimously.*

**President's or Treasurer's Report**

- A. Update on Delinquencies:** Mr. Horton discussed that due to the tropical storm "Debby" a few of the hearing dates have been pushed to the month of August. Mr. Horton reported on the status of each unit that is delinquent. As a result of a recent unit sale the Association collected the unit's delinquent assessments including the Special Assessment. In addition, the individual with the best short sale offer on 2-202 has decided to rent the unit while waiting for the short sale to go through. This provides income on an ongoing basis for the Association. The Association will continue the current plan of action with respect to the recovery of delinquent payments.
- B. Update on Construction:** Mr. Horton reported that the Association has hired Mark Coyne as a full time Construction Manager and that he will be starting on July 24<sup>th</sup>, 2012. Mr. Coyne will oversee the T&M (Time & Material) effort and help expedite some of the smaller turnover issues. The contractor is in the process of pulling permits for both buildings. Once the permits are received construction on building two should begin. Construction on the two drops on the east side of building one that have diagnostic holes will also be started soon. Mr. Horton stated that the trees on the amenities deck should return in three weeks or less, and that it will be six months or less before building two's grill and pool could be opened. Mr. Horton discussed that the contractor has requested they be allowed to work from 7:30 AM to 6:00 PM on days it does not rain to assure they get a full 40 hours of work accomplished each week. After little discussion and unanimous support of the owners present, a *motion* was made by Mr. Horton to allow the contractor to work from 7:30 AM to 6:00 PM on days it does not rain to assure they get a full 40 hours of work accomplished each week. Mr. Schuster seconded. *The motion carried unanimously.*
- C. Update on the effects of Tropical Storm Debby:** Mr. Horton reported that damages due to tropical storm Debby included 9 units and 1 storage area leak. The majority of the leaks occurred as a result of defects that have not yet been repaired. A few of the leaks resulted from areas under repair that had not been temporarily sealed. Repair responsibility has been resolved with the owners.

## New Business

- A. Communications Committees recommendations on web site:** Mr. Horton called upon Mr. Denyes to speak on behalf of the Communications Committee. Mr. Denyes reported on the web site AtHomeNet.com. The Communication Committee's recommendation to the Board is that the Association use the AtHomeNet.com web site in conjunction with the Condominium Associates site. After much discussion the Board asked the Communications Committee for a more definitive plan. The plan will include what will be on each website, how the Association will transition, security barriers and the organizational structure for the sites administration and maintenance.
- B. Delinquencies: Take action as appropriate** – The Board agreed to send a letter to those that are delinquent stating that amenity rights and voting rights will be suspended unless their fees are brought current within 15 days.

## Old Business

- A. Update on Proxy:** Mr. Horton reported that the proxy's should be mailed out next week on the land swap and on the organizational recommendations made by the AD HOC Committee.
- B. Update on Loan:** Mr. Horton reported that the Association has not been successful in obtaining a loan yet. Mr. Becks reported that 6 banks had been solicited and that only one had a serious interest in the Association's business. Mr. Becks asked the owners to email him the name(s) of banks they recommend along with the contact information.

## Adjournment

With no more business to come before the board, Mr. Horton made the *motion* to adjourn the meeting at 6:15 PM and was seconded by Mr. Schuster. *The motion carried unanimously.*

Respectfully Submitted,  
Tammy Goldman, Administrative Assistant  
On Behalf of Bel Mare Condominium Association, Inc.