

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
August 6, 2010
Draft

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Friday August 6th 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 or by phone, 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 5:00 PM.

Proof of Proper Notice

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

Approve the minutes of the July 2, 2010 Board Meeting

A duly seconded *motion* was made by Mr. Schuster to approve the corrected minutes of the meeting of the board from 7/2/10. *The motion carried unanimously.*

New Business:

1. **Review and Action on Engineering Proposals:** Mr. Horton reviewed the bids as discussed at the last Board Meeting. Slider has reduced their price and included the Reserve Study in their bid. TRC and Kirin were the other bidders. The committee led by Steve Haeffele interviewed all of the companies. A *motion* to approve the bid by Slider was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*
2. **Review and Action on the Turnover Audit:** Mr. Horton reviewed the 3 bids received. Mr. Horton was able to get Pellegrino to reduce their bid to \$3500. A *motion* to approve the bid by Pellegrino was made by Mr. Shirley, seconded by Mr. Schuster. *The motion carried unanimously.*
3. **Review and Action on the Amenities Lock Changes:** Mr. Horton reviewed the ADT bid and changes made since the Board Meeting Package was sent to the Board members. He also reported on the results of research done since the last Board Meeting. A discussion followed. A *motion* to approve the bid by ADT was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*
4. **Review and Action on AC Companies:** Mr. Horton reviewed the bids received. He also explained the research he had done on Manatee Air and checked their references. A discussion followed. A *motion* to approve Manatee Air was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*
5. **Review and Action on Dog Park:** Mr. Horton reviewed the status of the property behind the association and the results of the owners' survey. A discussion followed. A *motion* to approve the Amerson bid and the dog station was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*

Old Business:

1. **Collections Update:** Mr. Horton reported that in the past month, 2 short sales had been completed and the Association had received approximately \$30,000 in past dues from those sales. A foreclosure action is scheduled to be completed next week with approximately \$4000 to be collected at that time. 2 other short sales are scheduled to be closed in August with an estimated \$28,000 to be collected from those sales.
2. **Hot Tub Leak:** Mr. Horton reported that Mr. Fleet had called Sleuth in to find the source of the leak. They determined the leak was due to bad design and condensation was the actual source. Slider will focus on this 1st.
3. **Alder GC:** Contracted with Salvey to give a report on the state of the building. He reported the Hot Tub and Pool Issues. They are concerned about these issues.
4. **Amenities Level Painting:** BCM staff is working on how to fix the issues. Bids will be received within the next 3-4 weeks.
5. **Sales Update:** Mr. Horton reported that CCS has 9 units left that are not under contract. They have setup a furnished model. All units should be sold by year-end. A discussion followed.
6. **Camera Update:** Mr. Strink gave an update on the camera installation. 24 of 24 cameras are now operating. The Fitness Center camera is not yet connected. The License Plate Camera is the main outstanding issue.

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. Horton at 6:10 PM. *The motion carried unanimously.*

Respectfully Submitted,

Neil Fleet

On Behalf of Bel Mare Condominium Association, Inc.