

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
August 29th, 2013  
**Final**

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, June 29<sup>th</sup>, 2013 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, William Horton, Dale Lovejoy, and Nancy Boos were present in person constituting a quorum of the board. Gary Schuster was not in attendance. Doug Jenkins represented Condominium Associates (CA) and Tammy Goldman On-site Administrator for Bel Mare Condominium Association.

**Call to Order**

Mr. Jenkins called the meeting to order at 5:00 PM.

**Proof of Notice**

Mr. Jenkins certified that proper notice was given.

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

Mr. Lovejoy made a *motion* to dispense in the reading of the June 27<sup>th</sup>, 2013 Board of Directors Meeting Minutes. Mrs. Boos seconded the motion. *The motion carried unanimously.*

**Disposal of Unapproved Past Meeting Minutes**

Mrs. Boos made a *motion* to accept the unapproved Board of Directors Meeting Minutes from June 27<sup>th</sup>, 2013. Mr. Lovejoy seconded the motion. *The motion carried unanimously.*

**Construction Report**

Mr. Horton reported that upon reviewing Slider's turnover study the Association is down to just a few major issues. Mr. Horton also reported that the Association is in the process of accumulating the data needed to quantify the claim and that the Association hopes to get the agreement of all the parties in the lawsuit to enter mediation within the next few months.

**Financial Report**

Mr. Lovejoy reported that the YTD Revenues are favorable primarily due to rental income from Association owned parking and that the YTD Expenses are favorable to the budget due to favorable Utility Expenses and that not having to use the Contingency account offsetting unfavorable Administrative Expenses. Mr. Lovejoy also reported on the Associations collections and that there are only two unit owners delinquent on their fees at this point of time. The Finance Committee will continue to manage the detailed accounts closely and are working to identify savings for 2014.

**President's Report**

- A. **Communications Committee – Recommendation:** Mr. Sperry called upon Mr. Becks to give a brief summary of the Recommendation from the Communications Committee. Mr. Becks reviewed the Communications Committee proposed Communication and Promotion Plan for Bel Mare including promotions of the new website, generating advertising revenues and hosting events that promote Bel Mare's image. The first event will be a Realtor Open House hosted by the Communication Committee, and Listing Realtors. After some discussion Mr. Sperry made a *motion* that the Board of Directors accept the Communication Committees recommendation and to give the Committee up to a \$500 budget, with the understanding that for any of Initiative Three items in the recommendation, beyond the Realtor Open House, the Committee will be required to

seek approval and funding from the Board of Directors. Mr. Horton seconded the motion. *The motion carried unanimously.*

- B. Beautification Committee – Recommendation:** Mr. Sperry called upon Mrs. Sperry to speak on behalf of the Beautifications Committee and their recommendation. Mrs. Sperry gave a brief summary of all the improvements that have been made to the Guest Suites and that the window treatments are the last item to be improved. Mrs. Sperry went on to say that the recommendation is to replace the drapes in all of the Guest Suites with natural fold bamboo blinds. Discussion followed. A *motion* was made by Mrs. Boos to accept the Beautification Committees recommendation and the quote from Wallpaper Warehouse in the amount of \$4,128.99 to replace the drapes in all of the Guest Suites with natural fold bamboo blinds. Mr. Horton seconded the motion. *The motion carried unanimously.*
- C. Maintenance Committee – Recommendation:** Mr. Sperry called upon Mr. Freeman to speak on behalf of the Maintenance Committee and the Committee’s recommendation. Mr. Freeman discussed that the Maintenance Committee is recommending that the Association initiate a voluntary recycling program to reduce the amount of solid waste currently being generated. Mr. Freeman explained that the City of Palmetto has proposed a six month trial period for Bel Mare, and exactly how the program would work. After much discussion, Mr. Lovejoy made a *motion* that the Board of Directors accept the Maintenance Committees recommendation for the six month trial period to begin on November 1<sup>st</sup>, 2013, to check into the cost of bins for the owners, and that the marketing premarketing and marketing program will be the responsibility the Maintenance Committee. Mr. Sperry seconded the motion. *The motion carried unanimously.*

#### Unfinished Business

- A. East Property Update:** Mr. Sperry reported that the current Owner of the property has made a claim against the title company for encroachment of the Bel Mare Building two garage and the matter is expected to go to mediation in late September. The Association’s hope is that a reasonable settlement will be made and the Owner will then accept the Association’s offer for the property resolving the encroachment issue.

#### New Business

- A. Confirm Approval Entre Nous “Home Tour”:** Mr. Sperry discussed that late in July the Entre Nous Tour of Homes requested permission to use Bel Mare for their 2013 Holiday Tour of Homes. Entre Nous needed an approval prior to the next Board Meeting therefore Mr. Jenkins from Condominium Associates polled the Board of Directors on July 31<sup>st</sup>, 2013. The results of the poll were as follows: Mr. Sperry, Mr. Lovejoy, and Mrs. Boos all were all in favor with Mr. Horton and Mr. Schuster opposed. In order to confirm poll of the Board Members and the approval of the Entre Nous Tour of Homes, Mr. Lovejoy made a *motion* to approve the Entre Nous Tour of Homes for their 2013 Holiday Tour of Homes. Mr. Sperry seconded. *The motion carried with Mr. Sperry, Mr. Lovejoy, and Mrs. Boos all in favor and with Mr. Horton and Mr. Schuster opposed.*
- B. Review Appeal Process for Forfeiture of Deposits:** Mr. Sperry called upon Mr. Jenkins from Condominium Associates to explain the process of an appeal of a fine. Mr. Jenkins explained that state statues requires that the Board provide a Committee to hear appeals of fine, but that there is no such requirement for Security Deposit forfeiture. Management is requesting that the Board provide Management with direction on changes, if any; they would like to make to the Security Deposit Forfeiture process. Discussion followed. Mr. Horton made a *motion* that in the case of the Forfeiture of Security Deposits that if in fact the Deposit is not given back to the party that they have the ability to appeal the Forfeiture of Deposit to the Board, and that if in fact they do not like the decision of the Board they have the further ability to appeal the Forfeiture of Deposit to the Hearing Committee. Mrs. Boos seconded the motion. *The motion carried unanimously.*

- **Consider 1-803 Appeal:** The item has been deferred as for no one was present at the meeting to represent Unit #1-803.

**Adjournment**

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 6:30 PM and was seconded by Mrs. Boos. *The motion carried unanimously.*

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