

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
August 3rd, 2016
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, August 3rd, 2016 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Beverly Reason, Bill Horton, Fred Sperry, Eric Krall were present in person and Nancy Boos by phone constituting a quorum of the Board. Donna Baran represented Condominium Associates (CA) as well as Tammy Goldman, On-site Community Asst. Association Manager, and Sabastian Walczak, Director of Maintenance for Bel Mare Condominium Association.

Call to Order

Mrs. Reason called the meeting to order at 5:02 PM.

Dispense of the Reading & Disposal of the Unapproved Past Meeting Minutes

Mr. Krall made a *motion* to dispense in the reading and to approve the minutes from May 25th, 2016. Mr. Sperry seconded. *The motion carried unanimously.*

Construction / Mediation Update

Mr. Horton reported that the Case Management meeting was held on July 12th, 2016, and that the Construction Trial date has been set for February 2nd, 2018. The Trial will be held in Courtroom 5A at the Manatee County Judicial Center in Bradenton, Florida. The trial is estimated to last 6-8 weeks long. A mandatory Pre-Trial Conference has been set for January 29th, 2018 at 8:30 AM. Any and all Motions shall be heard 14 days prior the Pre-Trial Conference. The Judge has laid out the time line and the parties must settle or comply. The Judge also charged the parties with establishing the Case Management schedule (the work that needs to be accomplished before trial) and reporting back to her shortly. If the parties cannot agree on the schedule she will establish the schedule and expect it to be met. The Activity has already picked up with more "Requests for Document Production". "Request for Admissions" and a requested set of "Interrogatories". In addition, as previously reported a deposition has been scheduled for the third week of October 2016. The Association is still hopeful that the Defendant's case attorneys will recognize the strength of the Association's case and will opt to offer an early settlement.

East Property Update

Mr. Sperry stated that the East Property Integration Team has been tasked with making a recommendation to the Board, for integrating the Amenities currently located at 222 Haben Blvd. onto the East Property or current 130 & 140 Riviera Dunes parcels so that the 5± acre parcel could be sold providing funds to pay for the East Property and costs of moving Amenities plus a surplus for the Bel Mare Operating and Reserve budgets.

The Integration Team concluded at their last meeting held on June 1st, 2016 that the Team will not be in a position to make a recommendation at the August 3rd, 2016 Board Meeting. The Team needs to gather more information and continuing investigating in order to make a recommendation at a future meeting.

Financial Report

Mr. Sperry reported on the key elements of the YTD 2016 Financials.

- Revenues are (\$9,512) Unfavorable to the budget by (\$20,000). Operating interest, strong guest suite rentals and misc. income are reducing the deficit.

- Expenses were unfavorable to the budget by (\$20,000). Some lines had significant overages including Water & Sewer (\$14,594); Building & Exterior (\$11,230); Fire Alarm (\$13,222). Fortunately, the Association has surpluses in other line items to minimize the deficit.

Note: The Association is currently saving \$2524/month on Insurance and believes we have finally gotten the Water & Sewer charges back within the budget by hooking the amenities irrigation to the well.

- 2016 YTD Net Balance (Revenue vs Expenditures) for Operations reflects an unfavorable amount (\$29,500).
- Collections: The Association has one Owner (1-1203) that paid their first quarter 2016 assessment 5 months late and has not paid their second and third quarter 2016 assessments. The Association has notified the Owner of their intent to Lien and is proceeding to Lien the Unit. Monthly payments from prior Owner of 1-505 continue.
- Balance Sheet
 - Total cash on hand at end of June was \$940,533. This represents \$199K in Operating Cash and \$750K in Construction Cash.
 - Reserve Funds were \$989,966 at the end of June.

Maintenance Report

Mr. Olsen, Chairperson of the Maintenance Committee, reported on the water usage and that the preliminary results of switching the amenities deck irrigation to the existing well have a potential yearly reduction of 30 to 40%. The Committee feels that additional months of experience are required to better pinpoint the amount of real savings.

The Committee also discussed that additional water savings may be achieved via submetering and that the Committee will gather more information to decide whether it would be beneficial or not to the Association.

President's Report

Mrs. Reason reported that the Riviera Dunes Marina Condominium Association has established a time line for their plans for the property south of Tower One. They have announced that they are pursuing their original plan of using the west two thirds of the parcel for a new road, sidewalk, islands, parking lot, lighting and landscaping. They plan to use the eastern third of the property along the waterfront for future retail development.

Mrs. Reason explained that in effort to reduce the water consumption at Bel Mare, all residents have been asked to check their toilets for leaking flappers. The blue dye tablets to check the toilets have been available free of charge for all residents in the Bel Mare Office for the past two months. Only 19 out of 124 units have obtained them to perform the test. Mrs. Reason stated that resident Bea Gardner has volunteered to take the blue dye tablets door-to-door to the residents that have not yet picked them up.

Mrs. Reason concluded her report stating that the contract has been signed and scheduling is underway for the painting of the service hallways in both buildings.

Management Report

Mrs. Baran reported on the following key items:

- **Part-Time Maintenance Tech:** The part-time maintenance tech is doing a great job.
- **New Cleaning Company:** The new cleaning company started on 7/1/2016. Sabastian walked with the new cleaners to go over the Association's expectations.

- **Guest Suites:** Each Guest Suite will be closed for a period of 11 days for necessary maintenance. Building Two will be closed from 9/1 – 9/11/2016 and Building One will be closed from 9/12 – 9/22/2016.
- **Front Gate:** The gate that was damaged by HH Gregg has been ordered and Maintenance is waiting on an installation date. The Association has received payment from HH Gregg for the damages.
- **Landcare:** Landcare has been doing a good job and is staying on top of the maintenance.

Unfinished Business

There is no unfinished Business

New Business

- **Consider approval for renewal of 2016/2017 Flood Policy:** Mr. Sperry made a *motion* to approve the 2016-2017 Flood Insurance Policy as submitted with the request that Anthony LoSchiavo, Agent for Great Florida Insurance, meet with 1-2 Board Members for clarification of the policy & policy language. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider approval for replacement of Elevator A/C equipment:** Mr. Horton made a *motion* to have Manatee Air replace the A/C Equipment in the Elevator Equipment room in building one. Mr. Krall seconded. *The motion carried unanimously.*
- **Ratify replacement of Fitness Center A/C equipment:** Mr. Horton made a *motion* to ratify the expense of \$4,789.75 on the Fitness Center A/C replacement. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider paying Elevator and Fitness Center A/C replacement from Equipment Reserves:** Mr. Horton made a *motion* to charge the replacement of the Building One Elevator Equipment Room A/C and the replacement of the Fitness Center A/C to the Equipment Reserves. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Building One Theater Room equipment install:** Mr. Horton made a *motion* to approve the replacement of Building One's Theater Room equipment with cost not to exceed \$5K. Mr. Sperry seconded. *The motion carried unanimously.*
 - Mrs. Reason made a *motion* to charge the replacement of Building One's Theater Room equipment to the Equipment Reserves. Mr. Horton seconded. *The motion carried unanimously.*
- **Consider approval of Cyber Guard for all Accounts:** Mr. Sperry made a *motion* to approve the Cyber Guard Protection Contract with Condominium Associates for the Association's accounts not to exceed the cost of \$150.00 per month and to define the number of accounts that are covered. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider adoption of revised Late Fee Policy:** Mr. Krall made a *motion* to approve the revised Late Fee Policy. Mr. Horton seconded. *The motion carried unanimously.*
- **Consider Fining an owner with multiple violations:** Mrs. Reason made a *motion* to place a fine of \$100 on the Owner with multiple violations. Mrs. Boos seconded. *The motion carried unanimously.*
- **Consider approval to rebuild all four Grills to safe working condition:** Mr. Horton made a *motion* to approve the rebuilding all four Grills to safe working condition with a cost not to exceed \$6,500. Mr. Krall seconded. *The motion carried unanimously.*
 - Mr. Sperry made a *motion* to charge the rebuilding of the grills to the Equipment Reserves. Mr. Horton seconded. *The motion carried unanimously.*
- **Consider Cable Contract:** Mrs. Reason called upon Mr. Krall to report on the Cable Contract. Mr. Krall began by thanking the Bulk Cable TV Ad HOC Committee. Mr. Krall then introduced Mrs. Sperry and asked that she report on the Committee's findings and recommendation to the Board. Mrs. Sperry summarized the Committee's findings and stated that the Committee unanimously recommends eliminating the bulk contract altogether. After much discussion, Mr. Krall made a *motion* to accept the recommendation from the Bulk Cable TV Ad HOC Committee to eliminate the Bulk Cable TV Contract. Mr. Sperry seconded. *The motion carried unanimously.*

- **Ratify Repairs to Generator Switch:** Mrs. Reason made a *motion* to ratify the expense of \$4,750.00 to make the repairs on the Emergency Generator Auto Transfer Switch. Mr. Krall Seconded. *The motion carried unanimously.*
- **Consider North Property Sale:** Mr. Horton made a *motion* to put the sale of the 2.69 acres (North Property) out for proxy vote for 100% membership approval. Mr. Krall Seconded. *The motion carried unanimously.*
- **Consider 3% Rate Increase for G4S Security:** Mr. Sperry made a *motion* to approve a 3% increase Rate Increase for G4S. Mr. Krall seconded. *The motion carried unanimously.*

Adjournment

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 7:10 PM and was seconded by Mr. Sperry. *The motion carried unanimously.*

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