

Bel Mare Condominium Association, Inc.
Board Meeting Minutes
September 15, 2011

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, September 15th, 2011 in the 2nd 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. Jodi Green and Betty King represented Condominium Associates (CA). Neil Fleet, previously of Beth Callans Management, was also present as a consultant.

Call to Order

Mr. Fleet called the meeting to order at 5:07 pm.

Mr. Fleet suspended the board meeting at 5:45 pm to get the results of the vote from the Special Membership Meeting

Mr. Fleet called the board meeting back to order at 6:00 pm

Proof of Notice

Mr. Fleet confirmed that proper notice was given.

Approval of Minutes

Mr. Schuster made a *motion* to approve the August 11th, 2011 Board of Directors Meeting Minutes, seconded by Mr. Becks. *The motion carried unanimously.*

New Business

- A. **Delinquency Policy:** With input from CA, a new Delinquency Policy was put before the board. Mr. Horton made a *motion* to accept the new delinquency policy and Mr. Schuster 2nd the motion. *The motion carried unanimously.*
- B. **Landscape Maintenance:** The Board received a 30-day notice of cancellation of landscape services by the current vendor Bloomings. Bids were reviewed from four vendors. Mr. Schuster made a *motion* to accept the Landcare bid subject to final contract negotiations, seconded by Mr. Becks. *The motion carried unanimously.*
- C. **Flood Insurance:** the Board reviewed two flood insurance quotes; Association Insurance Consultants recommended by CA and the other from the current vendor Sihle Insurance Group. The board discussed staying with Sihle Insurance Group with whom they had a good relationship. The Sihle quote offered a lower premium cost and a larger discount. They also discussed whether to go with a \$1,000 or \$5,000 deductible. Mr. Schuster made a *motion* to go with Sihle Insurance Group for flood insurance and to set the deductible at \$5,000, seconded by Mr. Horton. *The motion carried unanimously.*
- D. **Guest Suite Policy:** Mr. Becks, speaking for the Rules Committee explained that the committee had compromised on a proposed rule that incorporated many items requested by owners. Discussion followed on some of the changes. Mr. Schuster made a *motion* to accept the Guest Suite Policy as submitted, seconded by Mr. Horton. *The motion carried unanimously.*

- E. **Rules Infractions:** It was explained that son of owner of unit 1-P101 continually ignores our rules. Mr. Horton made a *motion* to fine the owner of unit 1-P101 \$100 for a rule infraction caused by his son, and also to suspend son's amenity privileges for 60 days, seconded by Mr. Becks. *The motion carried unanimously.*
- F. **Special Assessment:** A committee was formed to evaluate construction loan options for the Special Assessment. Favorable proposals have been obtained. Action on the loan was deferred to the next Board meeting. For those owners paying cash, they would be able to make payments towards the \$16,000 at the rate of 1/3 for each payment. Payments would be due the first of the month in the months of **November 2011, February 2012 and May 2012**. Mr. Horton made a *motion* for the cash payment plan to be approved, seconded by Mr. Schuster. *The motion carried unanimously.*

Old Business

- A. **Delinquency Update:** Mr. Horton gave an update on the \$249,334 delinquency. He also proposed that they to go ahead and do the repairs in the association-owned unit 1-202 (which was trashed) to bring it up to rentable status. The cost would be about \$4,800- \$4,900. Mr. Becks made a *motion* to approve the expense and Mr. Schuster seconded the motion. *The motion carried unanimously.*
- B. **Construction Defects:** Mr. Horton gave a re-cap of the meeting the board and CA had with the construction attorney. There are several items which need to be quoted or re-quoted and they should have final numbers in a week or two. Mr. Horton said the initial numbers are positive and that there is a good case for possible recovery on most items. The attorney suggested we wait to file the lawsuit until after the repairs are completed. This will provide a stronger case and maximize recovery as we will have more documentation and the exact repair costs.
- C. **Motorcycle Issue:** The amendment that was originally passed grandfathering motorcycles referred to grandfathering the "motorcycle" instead of the "owner" and the intention was not clear. Mr. Horton researched this and also sought advise from the association attorney. The conclusion was that the intended meaning of the amendment was to allow an owner that sold their motorcycle to replace it with another motorcycle. So the intention was that the "owner" was grandfathered in for a motorcycle and it was not the specific "motorcycle" that was grandfathered. Mr. Schuster made a *motion* to accept this meaning, seconded by Mr. Becks. *The motion carried unanimously.*

Adjournment

With no more business to come before the board, Mr. Becks made a *motion* to adjourn the meeting at 7:10 pm and was seconded by Mr. Schuster. *The motion carried unanimously.*

Respectfully Submitted,
Jodi Green, LCAM
On Behalf of Bel Mare Condominium Association, Inc.