

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
September 11, 2012  
Final

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Tuesday, September 11th, 2012 immediately following the Special Membership Meeting 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 5:07 PM.

**Proof of Notice**

Mr. Jenkins certified that proper notice was given.

**Dispense of Reading & Approval of Minutes**

Mr. Schuster made a *motion* to dispense the reading of and approve the July 19th, 2012 Board of Directors Meeting Minutes. Mr. Becks seconded the motion. *The motion carried unanimously.*

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

- A. **Update on Delinquencies:** Mr. Horton gave an update on the delinquencies, and reported that the Association is in the process of negotiating a short sale with the lenders of both 2-202 and 1-904. Mr. Horton also reported that one of the owners still resides in the state of Florida and that the Association will pursue a personal judgment.
- B. **Staffing Changes:** Mr. Horton announced that Tammy has completed her studies to qualify as a LCAM and will take the test soon. She has been promoted to Administrator/Manager and will now be responsible for all on-site activities including maintenance and security.
- C. **Status of Defects Litigation:** Mr. Horton stated that the suit has been filed and that the Association has requested an early hearing to accelerate the timing for disclosure of documents on the website. A hearing date was granted for September 20<sup>th</sup>, 2012. Mr. Horton also announced that the Association will be posting the Complaint and other Documents filed along with the Complaint.
- D. **Attorney change Association affairs:** Mr. Horton announced that Anne Hathorn with Becker Poliakoff will be handling the Associations general legal affairs due to unsatisfactory response time being provided by Shawn Brown.
- E. **Update on Loan:** Mr. Horton reported that the Association has some issues with the definitive agreement but that he believes they can be resolved, and that they are attempting to close this week.
- F. **Update on Landswap Proxy:** Mr. Horton reported that there is one owner who has not yet voted and that more information is being provided to support his decision to receive a "yes" vote. All the other votes received are in favor of the landswap. Mr. Horton discussed that that on August 21<sup>st</sup>, 2012 there was action on the suit involving the east property. That if the \$1,291,206.97 is not paid in full the property will be sold at public auction on October 5<sup>th</sup>, 2012 and that the bank will most likely be the buyer as for no one will match the amount owed. It was also predicted that once the bank completes the purchase the property they will immediately list it for sale.

### New Business

- A. **Budget Revision, Final Quarter of the 2012 Budget:** Mr. Horton discussed the budget was revised to accommodate debt service payments for a loan to pay for phase 2 construction (see attached). Discussion followed and the owners present were in agreement with the Budget revision. Mr. Schuster made a *motion* to approve the Budget Revision, for the final quarter of the 2012 Budget. Mr. Becks seconded. *The motion carried unanimously.*
- B. **Owner request for temporary parking of commercial vehicle:** The Board of Directors consider a letter from an owner requesting a waiver of the restriction of parking commercial vehicles (see attached). According to the Condominium Declaration the Board of Directors doesn't have the authority to permit such a waiver. A motion to put the question to owners was discussed but not moved on. The owner verbally withdrew the request.
- C. **A Vote to combine Board resolutions for borrowing construction funds:** Mr. Horton made a *motion* to allow the merging of the \$700K resolution and the \$3,600K resolution to support the Popular loan, and that the current \$700K loan with CNL will be voided simultaneously with the execution of the Popular loan. Mr. Schuster seconded. *The motion carried unanimously.* Mr. Horton reported that an overview of the Bel Mare defects expense will be published on the website.
- D. **Review of PTC cap issue:** Mr. Horton discussed the PTC cap issue.
- E. **A Vote to move forward with construction defects lawsuit:** Mr. Horton made a *motion* to formalize the polled vote of the Board approving the immediate filing of the Defects Law Suit. Mr. Becks 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 5:55 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.

Bel Mare  
 Revised Budget 2012  
 Increase to Cover Debt Service

	2012 Approved Budget	Quarterly 01/01/12	Quarterly 04/01/12	Quarterly 07/01/12	Quarterly 10/01/12	2012 Revised Budget
<b>REVENUE</b>						
4010-00 Maintenance Fee Income	1,122,942	280,735	280,735	280,735	385,288	1,227,492
5115-00 Bad Debt Expense	(44,000)	(11,000)	(11,000)	(11,000)	(11,000)	(44,000)
4050-00 Guest Suite Income	5,200	1,300	1,300	1,300	1,300	5,200
4050-01 Guest Suite Expense	(2,400)	(600)	(600)	(600)	(600)	(2,400)
4057-00 Rental Income	79,200	19,800	19,800	19,800	19,800	79,200
5648-02 Assoc Unit Expense	(28,400)	(7,100)	(7,100)	(7,100)	(7,100)	(28,400)
4061-00 Application Fees	1,000	250	250	250	250	1,000
<b>TOTAL REVENUE</b>	<b>1,133,542</b>	<b>283,385</b>	<b>283,385</b>	<b>283,385</b>	<b>387,938</b>	<b>1,238,082</b>
<b>OPERATING EXPENSES</b>						
<b>PAYROLL EXPENSE</b>						
5045-00 Janitorial	45,000	11,250	11,250	11,250	11,250	45,000
5055-00 Salary Expenses	86,158	24,040	24,040	24,040	24,040	86,158
5064-00 Security	74,000	18,500	18,500	18,500	18,500	74,000
5085-00 Uniforms	500	125	125	125	125	500
<b>TOTAL PAYROLL EXPENSE</b>	<b>215,658</b>	<b>53,915</b>	<b>53,915</b>	<b>53,915</b>	<b>53,915</b>	<b>215,658</b>
<b>ADMINISTRATIVE EXPENSE</b>						
5105-00 CPA/Tax & Audit	4,000	1,000	1,000	1,000	1,000	4,000
5110-07 Master Association Fees	15,500	3,875	3,875	3,875	3,875	15,500
5129-00 Debt Service/Interest Expense	0	0	0	0	104,550	104,550
5140-00 Legal & Professional Fees	25,000	6,250	6,250	6,250	6,250	25,000
5145-00 Licenses, Permits & Fees	2,000	500	500	500	500	2,000
5155-00 Office & Administrative	8,000	1,500	1,500	1,500	1,500	8,000
5175-00 Property Management Contract	18,180	4,545	4,545	4,545	4,545	18,180
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>70,680</b>	<b>17,670</b>	<b>17,670</b>	<b>17,670</b>	<b>122,220</b>	<b>176,230</b>
<b>UTILITY EXPENSE</b>						
5205-00 Cable	53,313	13,328	13,328	13,328	13,328	53,313
5210-00 Electricity	85,000	23,750	23,750	23,750	23,750	85,000
5225-00 Gas	38,000	9,500	9,500	9,500	9,500	38,000
5230-00 Telephone	16,037	4,009	4,009	4,009	4,009	16,037
5251-00 Water & Sewer	30,900	7,725	7,725	7,725	7,725	30,900
5270-00 Trash/Waste Removal	10,300	2,575	2,575	2,575	2,575	10,300
<b>TOTAL UTILITY EXPENSE</b>	<b>243,550</b>	<b>60,888</b>	<b>60,888</b>	<b>60,888</b>	<b>60,888</b>	<b>243,550</b>
<b>REPAIRS &amp; MAINTENANCE</b>						
5305-00 Air Conditioning Maint	9,000	2,250	2,250	2,250	2,250	9,000
5315-00 Aquatic / Lake Maintenance	1,540	385	385	385	385	1,540
5330-00 Building & Exterior	33,000	8,250	8,250	8,250	8,250	33,000
5334-00 Contingency Fund	20,000	5,000	5,000	5,000	5,000	20,000
5375-00 Elevator	25,800	6,450	6,450	6,450	6,450	25,800
5380-05 Entry Access System	6,000	1,500	1,500	1,500	1,500	6,000
5385-00 Equipment Repairs & Maint	0	0	0	0	0	0
5403-00 Fire Alarm	12,000	3,000	3,000	3,000	3,000	12,000
5470-01 Maint & Janitorial Supplies	30,000	7,500	7,500	7,500	7,500	30,000
5500-00 Pest Control	4,224	1,056	1,056	1,056	1,056	4,224
5531-01 Pool & Spa Contract	14,000	3,500	3,500	3,500	3,500	14,000
5531-02 Pool & Spa Repairs	8,740	2,185	2,185	2,185	2,185	8,740
5348-02 Common Area Amenities	5,000	1,250	1,250	1,250	1,250	5,000
5680-00 Window Cleaning	7,840	1,910	1,910	1,910	1,910	7,840
5700-00 Irrigation	4,200	1,050	1,050	1,050	1,050	4,200
5720-00 Landscaping/Grounds	35,664	8,916	8,916	8,916	8,916	35,664
5740-00 Landscape - Extras	25,000	6,250	6,250	6,250	6,250	25,000
5780-00 Tree Trimming	2,000	500	500	500	500	2,000
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>	<b>243,808</b>	<b>60,952</b>	<b>60,952</b>	<b>60,952</b>	<b>60,952</b>	<b>243,808</b>
<b>INSURANCE</b>						
6040-00 Prop & Liab	197,829	49,457	49,457	49,457	49,457	197,829
<b>TOTAL INSURANCE</b>	<b>197,829</b>	<b>49,457</b>	<b>49,457</b>	<b>49,457</b>	<b>49,457</b>	<b>197,829</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>971,525</b>	<b>242,881</b>	<b>242,881</b>	<b>242,881</b>	<b>347,431</b>	<b>1,076,075</b>
<b>RESERVE FUNDING (based on reserve study)</b>						
Amenities	6,644	1,661	1,661	1,661	1,661	6,644
Buildings - Interior	1,892	423	423	423	423	1,892
Equipment	64,362	16,091	16,091	16,091	16,091	64,362
Garage Door	0	0	0	0	0	0
Grounds	24,063	6,013	6,013	6,013	6,013	24,063
Painting	23,027	5,757	5,757	5,757	5,757	23,027
Roofs	1,824	10,104	10,104	10,104	10,104	48,415
Streets	49,415	456	456	456	456	1,824
<b>TOTAL RESERVE FUNDING</b>	<b>162,017</b>	<b>40,504</b>	<b>40,504</b>	<b>40,504</b>	<b>40,504</b>	<b>162,017</b>
<b>TOTAL OPERATING &amp; RESERVE EXPENSES</b>	<b>1,133,542</b>	<b>283,385</b>	<b>283,385</b>	<b>283,385</b>	<b>387,935</b>	<b>1,238,092</b>
<b>QUARTERLY FEE PER UNIT (124 UNITS)</b>	<b>2,284</b>	<b>2,264</b>	<b>2,264</b>	<b>2,264</b>	<b>3,107</b>	

\* Equals three (3) monthly payments at the fully amortizing debt service for \$4,300,000 principal at 15 years with an interest rate of 5.375%.

David R Kark  
130 Riviera Dunes Way P-101  
Palmetto, Florida 34221

Mr. Bill Horton  
President, Bel Mare  
130 Riviera Dunes Way  
Palmetto, Florida 34221

Dear Bill:

I work three days per week, Monday, Tuesday, Wednesday, and leave for work about 5:00AM. I return home at about 7:00AM for breakfast. I then return to work about 8:30AM.

I am requesting permission to park my Doctors Transport van in the parking lot while I'm home for breakfast.

Your consideration of this matter will be greatly appreciated.

Sincerely,

  
David R Kark