

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
October 19th, 2016  
**Final**

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, October 19th, 2016 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Beverly Reason, Bill Horton, Fred Sperry, Nancy Boos, and Eric Krall were present constituting a quorum of the board. Jennifer Ramirez and Donna Baran (by speaker phone) represented Condominium Associates (CA) and Tammy Goldman On-site Asst. Association Manager for Bel Mare Condominium Association.

**Call to Order**

Mrs. Reason called the meeting to order immediately following the Special Membership Meeting.

**Proof of Notice**

Mrs. Goldman certified that proper notice was given.

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

Mrs. Boos made a *motion* to dispense in the reading & to dispose of the unapproved minutes from August 3<sup>rd</sup>, 2016. Mr. Horton seconded the motion. *The motion carried unanimously*

**Presidents Report**

Mrs. Reason reported that the Riviera Dunes Master Association Board of Directors met in September and our Board representative, Mike Becks, reported that there will be a Master Association Dues increase of approximately 35% for 2017. The Master Association Board also discussed the Master Association possibility hosting another Community Gathering in March 2017 similar to the one they hosted a couple of years ago.

The Manatee County Commissioners approved a 250-room hotel next to the Bradenton Area Convention Center in September 2016. The hotel will be a full-service, six-story hotel with +17,000 square feet of public function space, including an 8,000 sq. ft. ballroom, and a 4,150 sq. ft. 250-capacity restaurant.

The property located at 705 Haben Blvd., which is directly south of the bank at the intersection of Haben and 301, has been listed for sale and advertised as a “Multi-family Opportunity.” The owner of this 6.4 acre lot is currently in the process of gaining a conceptual site plan approval for a 150 multi-family residence community.

The re-opening of the pool and hot tub behind tower one is now dependent upon Dutchman Window cleaning the east side of tower one’s window ledges on each level, and on ledges in the transition areas between the 7<sup>th</sup> and 8<sup>th</sup> floor, and the lobby and 2<sup>nd</sup> floor. Shattered glass pieces were located on these areas which are inaccessible by our maintenance department. The continuation of the pool cleaning project cannot be done until the glass is removed from the aforementioned areas. Once that cleaning project is completed, the pool and hot tub will be refilled, and each will be chemically balanced. Once that is achieved, the amenities deck will be reopened.

Mrs. Reason reminded the residents that if they have not yet contacted Brighthouse or Frontier to discuss a new contract for personal cable television, that they will need to do so. Each owner needs to review their options and make decisions based on their needs.

Mrs. Reason concluded her report stating that the painting of the service hallway walls and floors continue to progress, and that the finished product looks great. Mrs. Reason reminded the residents that while they are working, please note that the floor of the service elevator may show some evidence of painters on the premises. Once the painting project is completed in your building, the service elevator floor will be stripped and waxed.

### **Unfinished Business**

- None

### **Construction/Mediation Update**

Mr. Horton reported that the case management meeting was held on July 12<sup>th</sup>, 2016. The trial date has been set for February 2<sup>nd</sup>, 2018. The Jury trial will be held at the Manatee County Judicial Center in Bradenton, Florida. The Judge has laid out a time line for various pre-trial requirements and the parties must comply or structure a settlement. Due to the change in attorneys for the Developers primary policy the Association has to resubmit interrogatories.

Mr. Horton also reported that Hurricane Hermine caused leaks in six units. Leaks in at least three of these units have a root cause identified in the Association's claim. As a result, the Association has notified the defendants and has offered them the opportunity to view the defects. The cost of these repairs will be added to the claim.

### **Management Report**

Mrs. Reason read the Management report. Some of the key items on the report are as follows:

- **Part Time Maintenance Tech** – Currently Jani King is supplying the PT maintenance tech.
- **Annual Meeting** – The Annual meeting is scheduled for December 7<sup>th</sup>, 2016. The first notice of meeting has been mailed.
- **Projects** – Other items and projects that are in the works are grill repairs, building one theater upgrade, fitness repairs, pool equipment, and irrigation clocks.

### **Communications/Landscaping Reports**

Mr. Krall reported that the Communications Committee received notification that the Association's website provider has upgraded the functionality of the Bel Mare website. This requires migrating to a new platform. The committee has done a preliminary review of this opportunity/challenge and feels it is worth the effort to access better options for the community.

Mr. Krall also reported that in June Bob Boos and Donna Baran met with the owner of Landcare to discuss the problems the Association is having with his company. The owner of Landcare promised to review the problems and to take action. Through the coordination of Bel Mare maintenance, Bob Boos, and the Landcare employees, the landscaping maintenance has improved.

Mr. Krall concluded by stating that the Landscaping Committee is planning on placing 30 poinsettias in pots around the circular drive pools in front of the buildings (15 for each pool) at Christmas time.

### **New Business**

- **Call for Motion to Adopt 2017 Budget:** Mr. Sperry made a *motion* to adopt the 2017 Budget as approved by the Membership. Mr. Krall seconded the motion. *The motion carried unanimously.*

- **Consideration for cable contract proposal for the amenity areas:** Mr. Sperry made a *motion* to accept the Frontier proposal to Bel Mare for the bundles of phone, internet, and cable for the amenities. Mr. Horton seconded. *The motion carried unanimously.*
- **Consideration for 2-year elevator contract for Thyssen Krupp:** Mr. Horton made a *motion* to approve the two-year extension on the Thyssen Krupp elevator contract, which holds the Association's \$1,800 monthly contract rate through December 16<sup>th</sup>, 2018. Mr. Krall seconded. *The motion carried unanimously.*
- **Consideration for holiday decorations:** Mr. Sperry made a *motion* to approve a \$1,000 tax-deductible donation to Manatee Sunrise Kiwanis Club to decorate both towers for the Christmas holiday season. Mr. Horton seconded. *The motion carried unanimously.*
- **Discussion of competitive analysis of quarterly dues:** Mr. Horton reported that he had researched quarterly dues for condominiums from Tampa and St. Pete to Sarasota that have similar amenities compared to Bel Mare. Mr. Horton stated that including the additional \$843 quarterly payment for the construction loan, Bel Mare has the second lowest per-square-foot-cost dues out of the 19 comparable condominium associations at \$1.29/sq. ft. Without the loan included, Bel Mare is the lowest at 94 cents/sq. ft. with the next highest at \$1.25 for the "Rivo at Ringling." The Sanctuary is the highest with \$2.34/sq. foot. Additionally, Bel Mare is the only condominium surveyed that has a pool for every 41 units and a social room, billiards room and theater for every 62 units.

#### **Adjournment**

With no more business to come before the board Mr. Horton made the *motion* to adjourn the meeting at 6:55 PM and was seconded by Mr. Sperry. *The motion carried unanimously.*

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