

Bel Mare Condominium Association, Inc.
Board of Directors Organizational Meeting Minutes
December 12th, 2013
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, December 12th, 2013 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, Bill Horton, Dale Lovejoy, Nancy Boos, and Gary Schuster were present constituting a quorum of the board. Craig Caldwell, and Kevin McNulty represented Condominium Associates (CA) and Tammy Goldman On-site Administrator for Bel Mare Condominium Association.

Call to Order

Mr. Sperry called the meeting to order immediately following the Special Membership Meeting.

Proof of Notice

Mr. Sperry 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 and to dispose of the minutes from November 21st, 2013. Mr. Lovejoy seconded the motion. *The motion carried unanimously.*

Appoint Officer Positions

Mr. Sperry reported that No Election was necessary as for there were only two seats on the Board open and there were only two owners running for the Board. Mr. Sperry made a *motion* that the Board of Directors positions for 2014 be appointed as follows:

Mr. Fred Sperry – President
Mr. William Horton – Vice President
Mr. Dale Lovejoy – Treasurer
Mrs. Nancy Boos – Secretary
Mr. Gary Schuster – Member

Mr. Lovejoy seconded the motion. *The motions carried unanimously.*

Special Resolution for Board Vice President

Mr. Sperry made a *motion* that the Board accepts the **attached** resolution which in part states:

“The Board of Directors hereby authorizes William Horton, as Vice President of the Association, to act on behalf of the Association, to carry out and complete the ongoing building construction contract(s). Such authority includes, but is not limited to, coordination with contractors, sub-contractors, sub-sub-contractors, material suppliers, engineers, architects and consultants (the “Contractors”); authorizing payment to said Contractors; executing notices and affidavits associated with such Contracts; approving work done by Contractors; approving change orders; and executing addenda to the Contracts in concert with Slider Engineering the Project Manager.

The Board of Directors hereby authorizes William Horton, as Vice President of the Association, to act on behalf of the Association in negotiating a settlement, or settlements, with the “Responsible Parties” and “Other Related Parties”, subject to final Board approval, arising out of or related to construction and/or design defects at the condominium.

Mr. Schuster seconded the motion. *The motion carried unanimously.*

Presidents Report

Mr. Sperry stated that he wanted to congratulate the Entre Nous organization and their volunteers for what appeared to be a very successful open-house. Mr. Sperry called upon Mr. Denyes to speak on behalf of Entre Nous Tour of Homes. Mr. Sperry thanked the Activities Committee for doing such a wonderful job decorating the Foyers, Social Rooms, Guardhouse etc. Mr. Sperry also thanked the sponsors that donated the new decorating materials for the Foyers. Mr. Sperry reminded the residents that the Holiday Season is a good time to recognize the onsite staff and to get their Holiday Cheer turned in if they wish to participate. Mr. Sperry called upon Mrs. Buchanan to speak on the progress of the Toy Drive.

Unfinished Business

- **Update on East Property Acquisition**

Mr. Sperry discussed the progress on purchasing the East Property, and Owners were advised that the monies for the mortgage payment were in the 2014 Budget that was approved. Mr. Sperry stated that the Association will continue to actively pursue this initiative.

- **Update on Hotel Proposal**

Mr. Sperry discussed the new Hotel proposal that was submitted and that even though the plan claims to require no deviations, analysis indicates that deviations are required. Mr. Sperry stated that the Hotel opposition team which is made up of several Bel Mare owners has put together 12 opposition letters and have sent them to the Planning and Zoning Board. Mr. Sperry stressed that the Association again needs everyone’s participation for the public meetings and that the Association is organizing a vigorous opposition to Hotel being placed on this property.

New Business

- **Consider Write Off of Overdue Accounts Receivable**

Mr. Sperry made a *motion* that the following amounts be written off:

(**Attached** to the minutes is the “Request To Write Off Owner Balances” signed by both the Board President and Board Treasurer)

- Unit #1-202 in the amount of \$3,161.64 previous owner (Chapter 7 Bankruptcy)
- Unit #1-203 in the amount of \$222.55 current owner (Late Charges)
- Unit #2-401 in the amount of \$257.55 current owner (Late Charges)

Mr. Lovejoy seconded the motion. *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, On-site Administrator
On Behalf of Bel Mare Condominium Association, Inc.