

Bel Mare Condominium Association, Inc.
Board of Directors Organizational Meeting Minutes
December 16th, 2015
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, December 16th, 2015 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Fred Sperry, Bill Horton, Beverly Reason, Nancy Boos, and Eric Krall were present constituting a quorum of the board. Betty King and Donna Baran represented Condominium Associates (CA), and Tammy Goldman On-site Community Asst. Association Manager for Bel Mare Condominium Association.

Call to Order

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

Proof of Notice

Ms. Baran certified that proper notice was given.

New Business

- **Elect 2016 Board Officer Positions:**
 - Mr. Sperry made a *nomination* to appoint Mrs. Reason as President of the Board of Directors. Mr. Horton seconded. *The nomination carried unanimously.*
 - Mr. Sperry made a *nomination* to appoint Mr. Horton as Vice President of the Board of Directors. Mrs. Boos seconded. *The nomination carried unanimously.*
 - Mr. Sperry made a *nomination* to appoint Mrs. Boos as the Secretary of the Board of Directors. Mrs. Reason Seconded. *The nomination carried unanimously.*
 - Mr. Sperry made a *nomination* to appoint Mr. Sperry as the Treasurer of the Board of Directors. Mr. Horton Seconded. *The nomination carried unanimously.*
 - Mr. Sperry made a *nomination* to appoint Mr. Krall as the Member-at-Large of the Board of Directors. Mrs. Boos seconded. *The nomination carried unanimously.*

- **Reconfirm Vice President's Responsibility for Defects Construction/Recovery:**
 - Mr. Sperry made a *motion* that the Board re-new the attached resolution which in part states:
 - “The Board of Directors herby 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 herby authorizes William Horton, as Vice President of the Association, to act on behalf of the Association in negotiation 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.”

Mrs. Boos seconded the motion. *The motion carried unanimously.*

Organizational meeting adjourned at 5:47 PM.

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

CORPORATE RESOLUTION
BOARD OF DIRECTORS
BEL MARE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, the Bel Mare Condominium Association, Inc. (the "Association") is the Association defined in Chapter 718, Florida Statutes, as responsible for operating and maintaining the Bel Mare Condominium ("Condominium"); and

WHEREAS, the Association has discovered various defects in design and/or construction of the Common Elements and the Association property; and

WHEREAS, the Association has entered into contracts for repair and/or replacement of such defects; and

WHEREAS, the Association is pursuing its legal remedies for such defects, against the presently identified "Responsible Parties" already issued 558's and other related parties against whom the Association may have legal remedies pursuant to law or contract (the "Other Related Parties").

NOW, THEREFORE, BE IT RESOLVED:

1. The above recitals are true and correct.
2. The Association is a Florida Not for Profit Corporation, duly organized and in good standing.
3. 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, coordinating 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.
4. 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.

Respectfully Submitted

Dated: December 16, 2015

By:  Secretary