

Bel Mare Condominium Association, Inc.  
Board of Directors Organizational Meeting Minutes  
December 7, 2016  
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, December 7, 2016 in the 2nd floor clubroom located at 130 Riviera Dunes Way. Beverly Reason, John Ollsen, Elizabeth Law, Eric Krall, and Bill Horton were present constituting a quorum of the Board. Also present were Joe Boldiga, Jen Ramirez and Donna Baran represented Condominium Associates (CA), and Tammy Goldman On-site Community Asst. Association Manager for Bel Mare Condominium Association.

**Call to Order**

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

**Proof of Notice**

Mrs. Goldman certified that proper notice was given.

**New Business**

- **Elect 2017 Board Officer Positions:**
  - Mr. Horton made a *nomination* to appoint Mrs. Reason as President of the Board of Directors. Mr. Krall seconded. *The nomination carried unanimously.*
  - Mr. Horton made a *nomination* to appoint Mr. Ollsen as Vice President of the Board of Directors. Mr. Krall seconded. *The nomination carried unanimously.*
  - Mr. Horton made a *nomination* to appoint Mr. Krall as the Secretary of the Board of Directors. Mrs. Law Seconded. *The nomination carried unanimously.*
  - Mr. Horton made a *nomination* to appoint Mrs. Law as the Treasurer of the Board of Directors. Mr. Krall Seconded. *The nomination carried unanimously.*
  - Mrs. Reason made a *nomination* to appoint Mr. Horton as the Member-at-Large of the Board of Directors. Mr. Krall seconded. *The nomination carried unanimously.*
  
- **Reconfirm Board Member's Responsibility for Defects Construction/Recovery:**
  - Mrs. Reason made a *motion* that the Board re-new the **attached** resolution which in part states:
    - “The Board of Directors hereby authorizes William Horton, as Board Member-at-Large 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 Board Member-at-Large 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. Ollsen seconded the motion. *The motion carried unanimously.*

**Adjournment**

Mr. Horton made a *motion* to adjourn the Organizational meeting at 5:45 PM. Mr. Krall seconded. *The motion carried unanimously.*

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 Board Member at Large 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 Board Member at Large 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 7, 2016

By:  Secretary