

Bel Mare Condominium Association, Inc.  
Organizational Board Meeting Minutes  
April 8, 2010  
*DRAFT*

The Organizational Board Meeting of the Bel Mare Condominium Association, Inc. was held on Thursday, April 8<sup>th</sup>, 2010 after the Turnover members Meeting in the 2nd floor clubroom located at 130 Riviera Dunes Way. Directors William Horton, Gary Schuster and Philip Shirley were present in person. Shaun Fitzer, Neil Fleet and Joanna Torres represented Beth Callans Management.

**Call to order**

Proper proof of notice was posted more than 14 days in advance. Mr. Fleet called the meeting to order at 6:11 PM.

**Establish of a Quorum**

Mr. Fleet reported that all three Board members were present. Therefore a quorum was established.

**Proper Proof of Notice**

Mr. Fleet verified that proper proof of notice had been given.

**Election of Officers**

A duly seconded *motion* to elect Mr. Schuster as Secretary was made by Mr. Horton. *The motion carried unanimously.*

A duly seconded *motion* to elect Mr. Shirley as Treasurer was made by Mr. Horton. *The motion carried unanimously.*

**New Business**

Mr. Horton reviewed the Security Camera Installation proposal. A discussion followed between the board members and owners. A *motion* to approve the Security Camera installation was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*

Mr. Horton reviewed the issues that will need to be addressed by the new Board. These include:

1. Expanding the Board to five (5) members.
2. Legal causes of actions against other parties- the warranty runs until April 7, 2011 per Florida Statute.
3. Audit from inception to turnover.
4. New Legal Counsel- review of candidates (Association & Turnover).
5. Assume role of enforcing of condominium documents and uniform enforcement.
6. All Board Members as check signers.
7. Secretary is responsible for new owner and rental application approvals.
8. Each Board Member to be involved with more than one (1) committee.
9. Orientation of Board- BCM to train during the week of April 19. An email of notice will be sent to all Board members.

**Adjournment**

There being no further business to be discussed, a motion to adjourn the meeting at 6:37 PM was made by Mr. Schuster, seconded by Mr. Shirley. *The motion carried unanimously.*

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Respectfully Submitted,

Neil Fleet  
On Behalf of Bel Mare Condominium Association, Inc.