

Bel Mare Condominium Association, Inc.  
Special Members Meeting Minutes  
October 18, 2017  
*FINAL*

A Special Members Meeting of Bel Mare Condominium Association, Inc. was held on Wednesday, October 18<sup>th</sup>, 2017 at 5:00 PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. Beverly Reason, John Ollsen, Eric Krall and Bill Horton present in person and Elizabeth Law by speaker phone constituting a quorum of the Board. Martica Fitzgerald and Lisa Pezone 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 at 5:00 PM.

**Proof of Proper Notice**

Mrs. Goldman certified that proper notice was given.

**Call for Proxies**

Mrs. Reason asked if anyone present had a proxy to turn in or needed a proxy to fill out.

**Determination of a Quorum**

Seventy-Eight (78) owners were present in person or by ballot proxy constituting a quorum.

**Dispense of the Reading & Disposal of the Unapproved Past Special Members Meeting Minutes.**

Mr. Krall made a *motion* to dispense in the reading and to dispose of the unapproved past Special Membership Meeting Minutes from October 19<sup>th</sup>, 2016. Mr. Ollsen seconded. *The motion carried unanimously.*

**President's Report**

Mrs. Reason began her report by thanking Sabastian and each of the Bel Mare Residents who volunteered to help prepare the buildings and residents for the arrival of Hurricane "Irma". A meeting was held about a week after the Hurricane to review what part of the Bel Mare Disaster Plan worked flawlessly and what needed tweaking, particularly for the mandatory evacuation order issued by Manatee County. The major complaints from those who stayed on property were the lack of an operable elevator and concerns about the use of the generator. Mrs. Reason reviewed quickly stating that "when the County issues a mandatory evacuation Bel Mare is legally required to follow specific mandates and that Bel Mare has its own Disaster Plan". The concerns became apparent when individuals stayed on property with health issues. It is imperative for the well-being of the Bel Mare residents to understand the implications of a Mandatory Evacuation when issued by Manatee County. No first responders will be available should anyone need to make a "911" emergency call. Additionally, for those residents that use oxygen tanks to be

cognizant that they must be prepared for an electrical outage and have portable tanks available to secure their safety for multiple days.

Mrs. Reason continued her report by stating that the Rules Committee was charged to address the issues of large and small items being left on Lanai's even after several e-blast went out to the residents to remove the items and the use of Drones on Bel Mare property. The Rules Committee will make a recommendation to the Board at the December 6, 2017 meeting or shortly thereafter.

Mrs. Reason reminded the residents that if they are making their quarterly maintenance fee payment via automatic payment through their bank. Depending on the manner in which you have your fees deducted and paid electronically, the process may take 5-10 days for the money to be transferred. The fees are due on the first and residents should contact their banking institutions to verify that their deduction is being made in time so that it is deposited at CA no later than the first.

Mrs. Reason continued her report with some friendly reminders and Information as follows:

- No Parking in the Fire Lanes at anytime
- Submit a work order if your sliders to your unit are not closing, opening or locking properly.
- The window cleaning and landscaping are coming along after Hurricane "Irma".
- The Association is desperately seeking an individual to publish the Bel Wether Newsletter and/or direct the website.
- The Entre Nous tour of Homes will be held on December 2 & 3 and that Fred and Brenda Hadayia have opened their home for the tour. Also, Entre Nous will have their sweet shop on the Amenity level, selling tickets for the wine raffle and tour in the Grand Foyer of building 130 and will be decorating both towers.

In closing Mrs. Reason reported on an incident that occurred in building 130 on Saturday, October 7, 2017. Three units experienced a back-up of sewer water into their homes through their shower drains and kitchen sink drains. The cause of the blockage/back-up was wipes that are not biodegradable. Baby, adult and pet wipes should not be flushed down the toilet for any reason at any time. There were several places where the wipes had created a large blockage. It was also confirmed that grease disposed in the kitchen sink drains made the problem worse. Residents are to insist that all guests and occupants not flush anything down the toilet other than toilet paper and do not dispose of cooking grease or oil in your sinks.

### **Unfinished Business**

None

### **New Business**

- **Vote to waive fully funded reserves:** The count was seventy-eight (78) votes in total and sixty-seven (67) voted yes, and Eleven (11) voted no. Required number of votes to pass this motion equals sixty-three (63). *The motion passed.*
- **Vote to approve 2018 budget:** The count was seventy-eight (78) votes in total and seventy-three (73) voted yes, and five (5) voted no. Required number of votes to pass this motion equals sixty-three (63). *The motion passed.*
- **Vote to carry over excess revenue for tax purposes:** The count was seventy-eight (78) votes in total and seventy-eight (78) voted yes, and zero (0) voted no. Required number of votes to pass this motion equals sixty-three (63). *The motion passed.*
- **Vote to give Board authority to use reserve funds for emergencies and insurance:** The count was seventy-eight (78) votes in total and seventy-six (76) voted yes, and two (2) voted no. Required number of votes to pass this motion equals sixty-three (63). *The motion passed*
- **Vote to give Board authority to use reserve funds for another purpose:** The count was seventy-eight (78) votes in total and seventy-five (75) voted yes, and three (3) voted no. Required number of votes to pass this motion equals (63). *The motion passed.*

### **Adjournment**

Owner Mr. Freeman made a *motion* to adjourn at 5:25 PM. Owner Mr. Schuster Seconded. *The motion carried unanimously.*

Respectfully Submitted,

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