

Bel Mare Condominium Association, Inc.  
Special Members Meeting Minutes  
July 19, 2011  
**FINAL**

A Special Members Meeting of Bel Mare Condominium Association, Inc. was held on Tuesday July 19th at 5:00 PM in the 2nd floor clubroom located at 130 Riviera Dunes Way. Neil Fleet and Joanna Torres represented Beth Callans Management.

**Call to order**

Mr. Fleet called the meeting to order at 5:00 PM.

**Establish Quorum**

Ninety-six (96) owners were present in person or by ballot proxy constituting a quorum.

**Proof of Proper Notice**

Proper proof of notice was posted more than 14 days in advance.

**New Business:**

**Report Vote for Lap Pool Change:** Mr. Fleet reported that fifty-six (56) voted yes and forty (40) voted no. *The motion failed.*

**Report Vote on Realtor Access:** Mr. Fleet reported that eighty-two (82) voted yes and thirteen (13) voted no. *The motion passed.*

**Report Vote on Underage Drinking and Substance Abuse:** Mr. Fleet reported that ninety-four (94) voted yes and two (2) voted no. *The motion passed.*

**Report Vote on Parking Spots:** Mr. Fleet reported that eighty (80) voted yes and fifteen (15) voted no. *The motion passed.*

**Old Business:**

Mr. Horton updated the owners on the following:

1. **Communication:** The Board is requesting owners to volunteer for a Communications Committee. A review of communication of the Turnover Engineering Report and Turnover Audit followed.
2. **Riviera Dunes Master Association:** Reviewed questions about the possibility of sharing costs for landscaping and security. Laguna currently has security guards on duty 16 hours a day/ 7 days a week.
3. **Parking Spaces:** Issue has come up about parking spaces for penthouse owners. The attorney is currently reviewing at this time.
4. **Foyers:** Maintenance obligation by the association. Floors 2-7 are considered either common area or limited common area. Concern is about security for the owners on those floors.
5. **Motorcycles:** Discrepancy with the attorney's opinion on the amendment.

There being no further business to come before the board, a duly seconded *motion* was made to adjourn by Mr. Becks at 5:40 PM. *The motion carried unanimously.*

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