

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
October 22, 2019

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Tuesday, October 22, 2019 in the 2nd Floor Clubroom located at 130 Riviera Dunes Way. Valerie Biebuyck, Eric Brown, and Morris Bencini were present in person and Keith Ewer attended by phone constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; Peter Fehr, Maintenance Supervisor and Marie Sargeant represented Castle Group.

Call to Order

Ms. Biebuyck called the meeting to order at 5:13PM.

Proof of Notice

Toni Giliberti certified that proper notice was given.

Dispense of the Reading and to Dispose of the Unapproved Board of Directors Meeting Minutes

Eric Brown made a *motion* to dispense in the reading and to dispose of the minutes from September 18, 2019. Mr. Bencini seconded. *The motion carried unanimously.*

President's Report

The Bel Mare Website is now launched and we work to refining it. Feedback has been paramount to its success. The Website Developers, Victoria and Kyle have worked tirelessly on our behalf and will be offering to assist owners should they wish. A Workshop Q & A will be planned for those owners, sometime in November/December.

Rules and Regulations are being reviewed by Pattie Brown and Michelle Bencini. The focus is to itemize Policies, guidelines for behavior, etc. A Fining Policy will be reviewed with a view towards implementation. We are very grateful for Patti and Michelle. This work is a cost savings of thousands of dollars in Attorney fees.

Notices for this meeting were mailed to Owners from a mailing list compiled by Condominium Associates. Many Owners did not receive Notice in the mail and corrective measures will be put in place for the next mailing.

New Business

Discussion of results of the October 22, 2019 Special Membership vote, including the vote to approve or disapprove of the transfer of all reserve funds being held in accounts pursuant to the "component/straight line" method of funding reserves to a single account to be held pursuant to a "pooled/cash flow" method of funding reserves.

Ms. Biebuyck asked for a Motion to approve, Moved by Morris Bencini and Seconded by Eric Brown. *Motion carried unanimously.*

Ms. Biebuyck asked for a Motion to approve the Adoption of the proposed 2020 budget in accordance with the results of the October 22, 2019 Special Membership vote.

Moved by Eric Brown and Seconded by Morris Bencini.
Motion carried unanimously.

Ms. Biebuyck asked for a Motion to Adjourn the Board Meeting. Moved by Eric Brown and Seconded by Morris Bencini.
Motion carried unanimously.

Meeting was adjourned at 5:23 p.m.

Respectively Submitted,
Toni C. Giliberti, On-Site Property Manager
On Behalf of Bel Mare Condominium Association, Inc.