

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
March 21, 2019  
**FINAL**

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, March 21, 2019 in the 2nd Floor Clubroom located at 130 Riviera Dunes Way. Valerie Biebuyck, Eric Brown, Eric Krall, Morris Bencini and Keith Ewer were present constituting a quorum of the Board. Tammy Goldman, LCAM, Onsite Manager represented Condominium Association (CA) and Kristin Smith, LCAM, Onsite Assistant Manager for Bel Mare Condominium Association.

**Call to Order**

Mrs. Biebuyck called the meeting to order at 5:32 PM.

**Proof of Notice**

Mrs. Goldman certified that proper notice was given.

**Dispense of the Reading and to Dispose of the Unapproved Past Meeting Minutes**

Mr. Krall made a *motion* to dispense in the reading and to dispose of the minutes from February 27, 2019 Board of Directors Meeting. Mr. Bencini seconded. *The motion carried unanimously.*

**President's Report**

Mrs. Biebuyck reported on good things that have been happening. The Building 1 service elevator is working again. The extension fence at the Fitness Center has been replaced. The service hallway lighting project is underway as Building 1 will be done tomorrow and Building 2 will be starting on Monday.

The Association is moving forward with the sliders and delamination. Rollers are getting replaced and/or cleaned. As a reminder, please keep slider tracks clean.

The post tension cable inspection has been completed. John Ollsen will provide an update later during the meeting.

The abandoned bikes project has started and bikes will either be donated or discarded depending upon the shape they are in.

The perimeter security system has been largely completed. All residents will need new chips. With the newer fob, the white chip will be replaced. For the older fobs, residents will be given a small, black disc. Each unit will be provided with two chips. The fob ID number must be given and entered into the system by Fort Knox in order to open front gate and garage roll up gate. New fobs can be purchased for \$39.00 (\$33.00 + \$6.00), white discs for the newer fobs are \$6.00 each while the black discs are \$8.00 each. The fob numbers still need to be recorded into the system.

The lock on the doors to the Fitness Center will be replaced with the fob reader and the square amenity key will be obsolete so a new chip is required to enter.

Please get new chips by Friday, March 29 as the new system is scheduled to be up and running on April 1, 2019.

Some reminders about the Fitness Center. Please be considerate when using the Fitness Center. Please wipe down the equipment after using for your health. A number of complaints have been received. Also, please use headphones when listening to music when someone else enters the Fitness Center to work out. Please turn the temperature up to 78 degrees before leaving. Make sure to turn off the fans and bathroom lights. The lights for the Fitness Center are on sensors and will turn on and off automatically.

Another item to report on is that the Association is working on better and effective communication with owners and reached out to CA to put things in place to help make that happen.

### **Treasurer's Report**

Mr. Bencini reported that the Association ended February with an operating cash balance totaling \$101,684.

February 2019 Restricted Cash Balances:

Special Assessment	\$ 79,735
Construction Defects	\$1,199,928
Reserve Cash	<u>\$1,223,626</u>
Total Cash Balance	\$2,503,289

Balance on Note Payable is \$288,195.

Balance on LOC (Insurance) is \$10,318.

Net (\$33,717) negative variance in February: Payroll has an overage in Janitorial (\$4,190) due to accounting for Jani-King; Administrative over by \$4,432 due to Reserve Study; Utility over by \$4,777 due to error in gas cost (TBD); Repairs over by (\$23,988) due to grills (\$16,390) and security entry system (\$12,808) to be transferred from reserves. Net is a positive \$5,210.

Various contingent items: (a) Reserve Study review this Friday; (b) Maintenance project list.

Mr. Bencini also gave updates on the audit, line of credit renewal and insurance renewal.

### **Maintenance Committee Report**

Mr. Winsler reported the Committee has been working on several project and assisted the Maintenance Department during the recent power outages from the damage of the underground cable and damage caused by the recent power issues caused by the incorrect replacement of the cable.

Committee Member, John Ollsen, has completed the analysis of the post tension cables inspection and mentioned it had favorable results.

The Committee is refining the numbers of Reserve Study and should have soon to help get our understanding with for future costs.

Committee Member, Todd Loescher, is reviewing the maintenance software to make sure it is our best choice before renewing the contract.

The Committee is contributing input to extending Maintenance personnel.

### **Strategic Planning Committee**

Mr. Ewer reported that the Strategic Planning Committee met on March 6. There were 17 owners present and the quorum of the Committee. The discussion centered on three major topics: The disposition of the North Property and its amenities, potential collaboration with the Master Association for the development of the North Property and the Bel Mare lake walkway. Coby Gaulien is spear heading that. Also discussed Bel Mare parking issues and potential solutions to parking availability. The Committee had a spirited discussion and came to no final result at the meeting.

### **Finance Committee Report**

Mr. Brown reported that Kay McAuliffe, the Chairperson, could not attend the meeting tonight. A lot of the discussion the Committee had is what Mr. Bencini covered tonight. The residents should be pleased that the Committee is looking out for all of the residents.

It was also noted that if anyone is interested in joining the Finance Committee, there are 3 members on the committee and there are two openings.

### **DeSoto Bridge Ad Hoc Committee Report**

Mr. Ewer gave the report for Mr. Sperry. The DeSoto Bridge Ad Hoc Committee held a meeting March 5th. The FDOT Tentative 5 year Work Plan, Florida State Representative Newton Meeting and MPO Meeting schedules were reviewed. The conclusion is that final decisions regarding which Capacity Addition(s) will be chosen from the 11+ being considered in the Bradenton – Palmetto PD&E Study scheduled for FY 2020 are 2 to 3 years off. Assuming the PD&E Study is approved by the Legislature this Spring, funding will be available July 1st, however, a Consultant has to be hired and the first phase to reduce the Alternatives to a manageable 2 or 3 will not start until the first quarter 2020.

Meanwhile, it has been stated that the Final CMNAA Study would be presented to the MPO Board in March and Riviera Dunes Master Association is planning to provide Public Input at that venue. Unfortunately, the Agenda was just received the Agenda for the March 25th MPO Board Meeting and the CMNAA Study was not included. The Committee is working with Riviera Dunes Master Association to obtain clarification before making final decision on the Public Input for March 25th.

Obviously, the Association does not want to be one of the final two or three Alternatives identified after the first phase of the PD&E Study. The Committee will continue to focus on expanding the “Community of Opposition” and work diligently to show the negative “Sociocultural Impacts” of the Elevated Highway Alternatives.

### **Old Business**

- **Consider Approval of Additional Cost for Delaminated Sliders:** Mr. Ewer made a *motion* for the approval of Stockbarger Glass of the additional cost for delaminated sliders in the amount of \$25,820.27. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Approval of Website Provider:** Mrs. Biebuyck made a *motion* to approve KVMDS Consulting LLC as the website provider to redesign the website in the amount of \$199.00 for the initial startup and \$35.00 per month maintenance. Mr. Bencini seconded. *The motion carried unanimously.*

- **Update on Full Time Maintenance Position:** This item was discussed and tabled.
- **Update on Cleaning Fountains:** This item was discussed and tabled.

### New Business

- **Discuss PT Cable Inspection and Report:** Mr. Ollsen reported that the post cable inspection was concluded. Three companies were engaged to perform the evaluation: RL James performed the demolition on post tension cable ends and restored the building; Vector Corrosion Services, the corrosion engineer, evaluated the cable ends and Southern Post Tension was the expert who oversaw the work being done. Received reports from two companies, Southern Post Tension and Vector Corrosion Services. The summary results of the evaluation on the system are in good condition with minor surface corrosion. It is recommended that another investigation and evaluation be performed within 12-15 years. This should be factored into the maintenance program. It was discovered that 23 cable ends did not have grease caps. The Building 1 Amenities Deck penetration exposed extensive water intrusion that was not fixed and should be addressed. Reached out to landscapers and RL James to develop a plan to address the issue. Need to have Maintenance Committee review. This item was discussed.
- **Ratify the Cost of ThyssenKrupp Elevator Proposal for Building 130 Service Elevator (Power Failure):** Mr. Krall made a *motion* for the approval of ThyssenKrupp Elevator for the Building 130 Service Elevator in the amount of \$13,283.10. Mr. Bencini seconded. *The motion carried unanimously.*
- **Ratify the Cost of RSS Security Camera Proposal (Power Failure):** Mr. Bencini made a *motion* for the approval of the RSS security camera proposal for a cost not to exceed \$3,365.00. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Approval of 4D Service Group Proposal for Building 130 Fountain Pump:** This item was discussed and tabled.
- **Consider Charging the Cost of the 4 New Blaze Grills to Reserves:** Mr. Bencini made a *motion* to charge the cost of \$16,390.23 for the 4 new Blaze grills from Amenities Reserves. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Charging the Cost of Security Card Access System and \$2,000 for Additional FOBS to Reserves:** Mr. Ewer made a *motion* to charge the cost of \$25,626.89 for the security card access system and \$2,000.00 for additional fobs from Equipment Reserves. Mr. Bencini seconded. *The motion carried unanimously.*
- **Consider Approval of BFP Chutes Proposal for the Installation of Protective Coating to Both Buildings Chutes:** Mr. Bencini made a *motion* to approve BFP Chutes for the installation of the protective coating to the chutes in both buildings in the amount of \$3,872.22. Mr. Krall seconded. *The motion carried unanimously.*
- **Consider Approval of All South Lighting Protection Proposal to Perform Annual Inspection and Certification:** Mr. Bencini made a *motion* to approve All South Lightning Protection to perform the annual inspection and certification in the amount of \$1,190.00. Mr. Brown seconded. *The motion carried unanimously.*
- **Consider Approval of RJ James to Address Water Intrusion on Building 130 Four Units:** Mr. Krall made a *motion* to approve RJ James to address water intrusion on Building 130 of four (4) units in the amount of \$7,980.00. Mr. Bencini seconded. Mr. Ewer opposed.  
**Consider Approval of J. Newton Enterprises to Repair Top Rod Guides on 18 Common Area Doors:** Mr. Bencini made a *motion* to approve J. Newton Enterprises to repair the top rod guides on 18 Common Area doors in the amount of \$2,498.00. Mr. Ewer seconded. *The motion carried unanimously.*

- **Consider Approval of Change Order for Ryan McKinley Affordable Amps LLC (Service Hallway Lighting Project):** Mr. Bencini made a *motion* to approve the Change Order for Ryan McKinley Affordable Amps LLC for both buildings in the amount of \$650.00. Mr. Ewer seconded. *The motion carried unanimously.*
- **Discuss the Presence of Ducks Near the Pools and Spas:** This item was discussed.

### **Adjournment**

With no more business to come before the Board, Mr. Krall made the *motion* to adjourn the meeting at 7:15 PM and was seconded by Mr. Bencini. *The motion carried unanimously.*

Respectfully Submitted,  
Kristin Smith, LCAM, Onsite Assistant Manager  
On Behalf of Bel Mare Condominium Association, Inc.