

Minutes

Strategic Planning Committee: Nov 18th, 2019

Time: 6:00 PM

Location: Social Room, Building 1

Attendees: Ramone Feliciano, Coby Gaulien, Patti Brown, Michele Bencini, Val Biebuyck, Morris Bencini, Jeff Winsler, Eric Brown, JC Biebuyck, Deborah Sperry
9 other unit owners

Unanimous approval of Sept. 2019 Committee meetings.

North Property Disposition:

Coby Gaulien and Morris Bencini have had constructive discussions with Gino Sedillo, MD regarding adjoining property, areas of mutual collaboration, lease or purchase options. The committee continues to review other possibilities for utilization of the North property and its amenities. These include, but are not limited to, parking, storage, and recreational use. The tennis courts have been refurbished and transitioned to include pickle-ball, the bocce court to be refurbished shortly and a lighted flag pole has been added per original Bel Mare plans. Morris Bencini continues to work with a property appraiser to evaluate the value of the North Property and its amenities.

Rules and Regulations:

Patti Brown and Michele Bencini reported on their work consolidating Rules and Regulations into an owners handbook. These to include a list of rules/regs which are in the Declaration of Condominium and those which were adopted by an owner vote but have not been placed into our Declaration of Condominium. As such, these will constitute enforceable rules which have associated monetary penalties.

Property Values: William Horton requested this item be placed on the agenda but he was unable to attend the meeting. The assembled group discussed reasons for falling real estate prices including perception of De Soto bridge expansion, State and National Economic concerns and Palmetto location. The remarkable ongoing revamping of the property with a new management team and Board leadership was felt important to future price augmentation of Bel Mare Units. The committee encourages those ongoing projects and there was consensus that a "Design and Aesthetics Committee" would be useful for the Bel Mare Board to consider. Renovation of the common lobby spaces in Building 1 and 2 was discussed as a priority project.

Parking: Parking shortages remain of concern, especially as the Winter months have arrived and their ensuing higher parking utilization. Discussion centered on deeded spaces under the buildings, accessory parking on the East property, and vertical tandem units. The committee will continue to monitor the decision.

Task groups: As task groups expand in scope and work, Committees will need to be formed. Committees are adopted and approved by the Board. All committees need to meet regularly, post minutes and be open to all owners. The Strategic Planning Committee was discussed as an exemplary model. Rules and Regulation Committee, Website Committee, and Design and Aesthetic Committee were all discussed as possibilities.

Respectfully submitted,

JC Biebuyck, MD