



**BEL MARE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING/AGENDA NOTICE**

To All Members:

The Board of Directors Meeting of the BEL MARE CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME and LOCATION:

- DATE / TIME: Wednesday, July 29, 2020 5:00 P.M.
- LOCATION: Bel Mare Building 1 Social Room, 130 Riviera Dunes Way, Palmetto, FL 34221 and conference call

- **SOCIAL DISTANCING REQUIREMENTS IN PLACE BECAUSE OF THE COVID-19 PANDEMIC LIMIT ATTENDANCE IN-PERSON IN THE BUILDING 1 SOCIAL ROOM. SEATING AND STANDING ROOM WILL BE AVAILABLE TO ALLOW 6 FEET OF DISTANCE BETWEEN ATTENDEES.**
- **PLEASE WEAR A MASK IF YOU ATTEND IN PERSON.**
- **IF YOU CANNOT ATTEND IN PERSON, YOU MAY ATTEND THE MEETING VIA CONFERENCE CALL BY CALLING 1-712-451-1031 AND ENTERING ACCESS CODE 330837.**

The purpose of the Board Meeting is to conduct business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

1. Call to order by the President
2. Proof of notice of the meeting
3. Determination of a quorum
4. Open the meeting
5. Dispense with reading of unapproved past minutes from May 26, 2020 Board of Directors meeting and disposal of same
7. President's Report
8. Treasurer's Report
9. Committee Reports
10. Maintenance Department Report

Old Business

11. Update on the Hanger/Painting project in the garage areas of Buildings #1 and #2
12. Update on the replacement of the A/C isolators on all A/C stands on the roofs of Buildings #1 and #2
13. Update on the Bi-Directional Amplifier system
14. Update on collection of data in connection with HVAC system

New Business

15. Discuss and consider adoption of Board resolution approving electronic voting mailed to members on July 15th
16. Discuss and consider approval of vendor for electronic voting
17. Discuss and consider purchase of Aeon units for Buildings #1 and #2 in 2020. This is a Reserve item scheduled for 2021 but should be considered at this time
18. Discuss and consider re-coating of roofs in Buildings #1 and #2. This is a reserve item scheduled for 2025 but should be considered at this time
19. Discuss and consider approval of deductibles for insurance policies for the period 2020-2021 as prepared by Comegy's Insurance
20. Discuss and consider updates to Committees

Posted: July 15, 2020

BY ORDER OF THE BOARD OF DIRECTORS



CaporalHotel Property Services

**RESOLUTION AUTHORIZING ELECTRONIC VOTING AND NOTICING FOR
ASSOCIATION MEETINGS & ELECTIONS**

BEL MARE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, Section 718.128 of the Condominium Act, provides that an association may conduct elections and other unit owner votes through an Internet-based online voting system if a unit owner consents, in writing, to online voting and if various requirements are met; and

WHEREAS, the Board of Directors has determined it to be in the best interest of the Bel Mare Condominium Association, Inc. (the "Association") to enable the use of electronic voting in connection with membership votes on Association matters and to create the requisite authority required by the above-referenced Statute; and

NOW THEREFORE, it is resolved as follows:

1. The Association will, subject to paragraph 2 below, permit Unit Owners to utilize electronic voting in conformance with the above-referenced Statute, as the same now exists as and the same may be amended from time to time, as well as any applicable administrative rules of the Florida Department of Business and Professional Regulation, as the same now exists and as the same may be amended from time to time.

2. The Board may determine that utilizing electronic voting is not in the best interests of the Association as to any particular meeting or election. Accordingly, there shall be no obligation for the Association to utilize electronic voting at any particular meeting or election.

3. Notice to the Unit Owners of the opportunity to vote through an online voting system shall be provided as required by law.

4. The Association hereby adopts the following forms which are incorporated into this Resolution by reference:

Attached as **Exhibit "A"** is the "Consent to Electronic Voting and/or Consent to Receive Electronic Notice" which may be affirmed by the Unit Owner, in order for a Unit Owner to be entitled to vote by electronic means and/or accept notices by electronic means, and

Attached as **Exhibit "B"** is the "revocation of Consent to Electronic Voting and/or Electronic Notice", which Unit Owners may sign and file with the Association, or which may be affirmed by the Unit Owner, to revoke their consent to electronic voting and/or to receive notice by electronic means.

Unless prohibited by law, an e-mail notification from a Unit Owner to the Association may be used in lieu of a signed consent or revocation form, in which case the terms of the attached

consent and revocation forms are incorporated by reference and shall be deemed affirmed by the Unit Owner when consent is given or revoked by e-mail.

5. In order to implement electronic voting, the Association may contract with an outside vendor or other independent party that provides electronic voting services. The Board shall use reasonable judgement to ensure that such vendors' services comply with the requirements of the law.

6. The Association or its agent shall notify Unit Owners in meeting notice materials, to the extent required by law, of their ability to vote electronically, including but not limited to the provider's e-mail address or website in a manner the Association reasonable believes to be sufficient to enable Unit Owners to participate by using electronic voting.

7. Unit Owners who consent to vote by electronic means may still vote by other means (in person or by proxy or ballot), or may send their proxies to the Association by facsimile transmission or electronic mail, to the extent the Association otherwise receives and accepts proxies through such media. In the event of multiple votes cast by a Unit as to the same matter, the vote cast first in the election of Directors shall prevail, while the last vote cast will prevail with respect to non-election issues.

8. By signing or affirming the consent form attached as Exhibit "A" hereto and otherwise choosing to vote electronically as authorized by this Resolution, each Unit Owner recognizes that the Association cannot control the practices of third parties regarding their internet communication and use of the Owner's email address. As such, and as a condition of the Association's agreement to permit electronic voting, each Unit Owner who consents to electronic voting releases and waives any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses", "malware", "spyware" "cookies" and the like. Each Unit Owner who consents to the Association's publication of their e-mail address, as well as other information (including necessary personal identifying information) to electronic voting service providers or to third parties to the extent as may be reasonably necessary to enable the use of electronic voting processes. Such information shall not be considered an official record and available for Unit Owner inspection unless required by law.

9. By signing or affirming the consent for attached as Exhibit "A" hereto, each Unit Owner further recognizes that internet/electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to Unit Owner operator error, provider system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit electronic voting, each Unit Owner who consents to electronic voting releases and waives any claim or challenge to such voting, including but not limited to situations where a Unit Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management.

This Resolution was adopted by the Board of Directors on this _____ day of _____, 2020, and is effective upon adoption.

President

Vice President

Treasurer

Secretary

Director

EXHIBIT "A" TO RESOLUTION

**CONSENT TO ELECTRONIC VOTING AND/OR CONSENT TO RECEIVE
ELECTRONIC NOTICE OF MEETINGS**

The undersigned, being an Owner or the Voting Member under Article I, Section 5 of the Association Bylaws for Lot/Unit #_____/Address_____, at Bel Mare Condominium Association, Inc., pursuant to Florida Statutes, hereby consent(s) in writing to:

(Please place a check mark or x in the box or boxes for which you are giving consent. You may consent to electronic voting, receiving electronic notice or both).

1. **ELECTRONIC VOTING.** By signing this consent form (or consenting to electronic voting by email sent to the Association), I consent to voting electronically at meetings and elections for **Bel Mare Condominium Association, Inc.** to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting ("Resolution"). I designate the following email address for electronic voting purposes: (PRINT NEATLY) _____ The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association prior to the meeting or election in which the Unit Owner wishes to vote by electronic means, and that all electronic votes shall be cast within the window set by the Board in advance of said meeting at which time the ability to vote electronically shall be deemed closed for that meeting or election.

2. **ELECTRONIC NOTICE.** I consent to receiving notices by electronic transmission for meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members of **Bel Mare Condominium Association, Inc.** I designate the following email address for the electronic notice purposes: *(you may write "same as above" or provide a different email address for electronic notice purposes)* _____. The undersigned understands that mailed/paper notices may not be provided to the Unit Owners unless the Unit Owners have rescinded their consent to receive electronic notice of meetings. **Please be aware that if you consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Association.**

Eligible Voter Please Print, Affix Date and Sign Below:

By: _____

Print Name: _____

Date: _____

EXHIBIT "B" TO RESOLUTION

**REVOCACTION CONSENT TO ELECTRONIC VOTING AND/OR CONSENT TO
RECEIVE ELECTRONIC NOTICE OF MEETINGS**

The undersigned, being the eligible voter for Lot/Unit #_____/Address _____, at *Bel Mare Condominium Association, Inc.*, have previously consented in writing to electronic voting at meetings and elections and/or to receive electronic notice of meetings/elections for *Bel Mare Condominium Association, Inc.*, as permitted by law and duly filed with the Association.

I hereby **revoke** my consent for the following (check all that apply):

ELECTRONIC VOTING

ELECTRONIC NOTICE

The undersigned understands and agrees that if revoking consent for electronic voting, this form must be signed and on file with the Association no later than **ten (10)** days prior to the meeting or election in which the Unit Owner wishes to revoke consent to vote by electronic means or the revocation will not be effective until the next membership meeting and/or election. However, if the Association receives this revocation less than ten (10) days prior to the meeting or election, the revocation will be effective for the next subsequent membership meeting.

Furthermore, the undersigned understands and agrees that if revoking consent for the electronic notice, this form must be signed and on file with the Association no later than **seventy-two (72)** hours prior to the Association sending notice of a meeting or election in which the Unit Owner wishes to revoke consent to electronic notice or the revocation will not be effective until the next meeting and/or election.

Eligible Voter Please Print, Affix Date and Sign Below:

By: _____

Print Name: _____

Date: _____