

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
December 3, 2020

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held Thursday, December 3, 2020 in the 2nd Floor Social Room located at 130 Riviera Dunes Way. Valerie Biebuyck, Eric Brown, Morris Bencini, and Todd Loescher were present in person, Keith Ewer joined the meeting via conference call, constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; and Marie Sargeant represented Castle Group.

Call to Order

Ms. Biebuyck called the meeting to order at 4:32 PM.

Proof of Notice

Toni Giliberti certified that proper notice was given.

Dispense with the Reading and Disposal of the Unapproved Board of Directors Meeting Minutes

Ms. Biebuyck made a motion to dispense with the reading and to approve the unapproved past Board Meeting minutes from the October 21, 2020 Board of Directors Meeting and the October 21, 2020 Budget Approval Meeting. President Biebuyck asked for Motions. Moved by Morris Bencini. Seconded by Todd Loescher. All in Favor. **Motion carried.**

Discuss and consider vote in connection with proposal of Riviera Dunes Master Association to waive scheduled funding of Master Association reserves in 2021 and divert that money (\$46,100) into a miscellaneous legal contingency line item in the 2021 budget.

President Biebuyck gave background on the Riviera Dunes Master Association dues and allocations, and the controversy that arose when the Master Association reviewed dues after Bel Mare's sale of a portion of the North Property earlier this year. Discussion ensued about the circumstances prompting that review by the Master Association. There was further discussion amongst the Board, Deborah Sperry (the BelMare Delegate), and the audience. The Board acknowledged the importance of reviewing the role of the delegate in representing Bell Mare's interests at the Masster Association. The Board considered and revised a resolution (which will be attached to these Minutes) indicating that the Board does not approve waiver of Master Association reserve funding of \$46,101 for 2021, and that the Board would like to further take the position that Bel Mare is opposed to allocating \$51,000 in the 2021 Master Association Budget for miscellaneous legal contingency funds and that Bel Mare is in favor of reverting back to the original 2020 Master Association dues until such time that questions about the appropriate allocation of dues among the neighborhoods of Riviera Dunes is resolved. President Biebuyck asked for a Motion made by Morris Bencini, seconded by Todd Loescher. All in favor. **Motion carried**

Ms. Biebuyck asked for a Motion to Adjourn the Board Meeting. Moved by Morris Bencini, Seconded by Todd Loescher. All in favor. **Motion carried.**

Meeting was adjourned at 5:20 p.m.

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