



**BYE, BYE 2020
HELLO 2021!**

PRESIDENT'S MESSAGE

Holiday Greetings to all Bel Mare Owners and Residents,

There is no gentle way to slip into a conversation about the year 2020. It is a year full of every emotion available for expression. Each one of you reading this note has experiences that are unique; ones that have caused pain and hardship, ones that have restored faith in human nature, ones that leave you asking, why? My hope and wish to you is that with the advent of the new vaccines becoming available to all of us, we will be able to transition into 2021 with a sense of hope and new beginnings. My wife, Kathy, and I look forward to spring. We feel that It will bring a sense of new birth, a safer post vaccine environment where we are all able to meet and greet each other, shake hands, and give hugs.

As your new board President, I wish to inform you of the health of your Bel Mare Condominium Association and advise you of the many accomplishments that have taken place this year. Your former Board of Directors, under the guidance of Valerie Biebuyck, delivered a fiscally sound balance sheet to the new board. Morris Bencini, your former treasurer, dedicated his tenure to creating an outstanding set of financial documents and financial protocol. To date, our reserves are funded at over 75% of future needs. This is a fantastic accomplishment. The new board will continue to promote the fiscal health of your home, Bel Mare.

There were many other notable accomplishments achieved during this pandemic year:

- We sold 1.4 acres of the north property to the City of Palmetto for \$460,000. This money has been earmarked for paying down our loan on the East Property, updating our security systems plus cosmetic changes to be approved by residents
- Electronic voting was implemented with Becker Ballot
- The Security and Conduct Committee developed a Fining Policy, was reviewed by our attorney, and is now being implemented
- Past legal issues such as parking and storage units have been resolved cont'd...



Management Office

Mon.—Fri. 8:00 am—4:30 pm
941-729-5891

Toni Giliberti, Property Manager
Marie Sargeant, Admin. Assistant

Maintenance Office

Mon.—Fri. 8:00 am -4:00 pm
Peter Fehr, Maint. Supervisor
Keith Krusch, Maintenance Tech
Emergency Phone number for
after hours is 1-800-337-5850

Guard House

Mon. -Thurs. 1:00 pm -10:00 pm
Fri. -Sun. 8:00 am -10:00 pm
941-723-8789

President's Message Continued....

- A building design issue, negative pressure, was addressed by our maintenance team. Corroded rooftop louvers were serviced by Peter creating a substantial favorable impact.
- Engineering firms have been retained to review our pressure issues plus researching a viable solution to prevent salty air from penetrating our service elevators resulting in corrosion of the equipment
- Future opportunities that need our attention include an apartment complex that has been proposed to be developed across the street. We will need to stay connected so that we are well represented. We are also anticipating the request for electric charging stations by a few of our residents. Appropriate review will be required.

As many of you know, last week there was a fire on the eleventh floor of building two resulting in much water damage for many of our residents on the south side of the building. Please be mindful of the hardships that they will be going through to recover and reach out with any support that you may be able to provide. I cannot thank our Bel Mare Castle Management team for the OUTSTANDING job that they performed during this crisis. Toni, Marie, Peter and Keith spent endless hours coordinating efforts to protect our building and property. I, personally, saw them in action. Their professionalism and situation knowledge served all of us well. No wonder Bel Mare was awarded "Castle's Site of the Year". We are blessed to have this great management team assigned to us.

Many thanks to our outgoing Board of Directors members; Eric Brown, Morris Bencini and Keith Ewer for their hard work and dedication to making Bel Mare a great place to live. I look forward to working with our returning and new board members; Valerie Biebuyck, Todd Loescher, Billy Heller, and David Peterson. We wish everyone a Happy Holiday and look forward to the Spring.

With Warm Wishes,

Keith Grady

President, Bel Mare Board of Directors

SPECIAL ANNOUNCEMENT

CASTLE GROUP SITE OF THE YEAR

Bel Mare has been selected as Castle Groups Site Of The Year, the highest award granted by our management company in recognition of a property that is the best example of carrying out Castle's mission to provide "royal service" to the residents it serves. This prize was awarded to only five properties out of 350 in our region (Jacksonville, Orlando, Tampa and Sarasota areas).



Many thanks and a big congratulations to Toni, Peter, Marie, and Keith for being committed to these high standards.

Please welcome our newest staff member:

Keith Krusch is our Maintenance Tech. He will be assisting Peter Fehr, Maintenance Supervisor.

Be sure and give Keith a warm Bel Mare welcome!



If you have any maintenance issues, please complete a Work Order Form through the Bel Mare website:

Belmarecondos.com

-Resident Portal (log in)

-Resident Forms

-Work Orders

Neighborhood News

Welcome Baby

Exactly one year and one day from moving to Bel Mare, we welcomed with warm hearts our baby boy, James Forrest Morrison IV. He was born on Monday, November 23rd at 7lbs 7oz and 20 inches. We are taking the evenings in stride and enjoying every cuddle and stroller walk we can during the day. He looks forward to meeting his new neighbors!



Welcome New Neighbors

October

1-406 Andrew Semple

2-301 Billy and Anne Heller

1-901 Darryl and Clare Wakefield

November

1-904 Nancy Benavides

1-506 Andrew Semple

1-602 Craig Jackson

December

2-204 Brett Snyder

2-206 Richard and LeeAnn Layne



Condo Etiquette Reminders.....

- Shirts and gym shoes are required at the gym. When using equipment, there should be one vacant machine between you and the next person.
- Bellman and grocery carts should not make their way into the main lobby or be used in the passenger elevators. Please return them to the garage after use.
- If you find yourself locked out after hours, please call a locksmith. We have used American Lock & Key 941-795-1825 for our own lock issues at the office. We also have a recommendation from a resident: Paul A! - 24 hr service 941-725-0236.
- Grills must be shut off after use. If left on, the temperature can become quite high which can be a burn hazard or cause damage to the grills.
- Please breakdown your cardboard boxes. Cardboard should never be placed in the trash chute. Please put your broken down boxes in the trash room.

Thank you for helping us keep your home safe and sound!

-Management Office

ANNUAL FOOD A DRIVE HUGE SUCCESS

A special Thank You goes out to **Tammie Loescher** for organizing the Annual Food Drive. There was an incredible outpouring of support for the 9th Annual Bel Mare Food Drive! We collected over 325 pounds of food and \$11,000 in cash and gift card donations for the Mount Carmel Resource Center!

Tammie and Marie, along with Shirley who runs the Food Bank, were all crying happy tears in response to the generosity and kind hearts of our neighbors at Bel Mare. Mount Carmel Resource Center employees and volunteers were so grateful.

This organization fills a critical need, just a few miles away from us. We helped the Center keep their door open and serve the community during a time when all non-profits are stretched and donations are down. One interesting thing about the Center's food giveaway is that people do not line up in cars to have food placed into their trunks like we see on TV. Most of these recipients do not have cars—they come on foot or bikes. Additional PPE is required to enable safe close contact to deliver food to recipients, and the Center just received a grant to purchase masks, shields and gowns to facilitate safe delivery of the food packages. However, they were concerned about how they would pay their electric bill to keep the lights on! Our donations helped alleviate this concern.

“On a personal note, I am so proud to live in this place where people are willing to share their blessings with others. It truly does come back to you—the more you give the more you receive, in many forms. May you all receive a bounty of blessings this holiday season. Thanks again for participating in our Food Drive!”

- Tammie Loescher



This picture of our buildings on a very foggy morning was taken by Jeff Winsler with his drone. Picture taken on December 13, 2020 at 7:15 am

COMMITTEES OF BEL MARE

Committees are the lifeblood of Bel Mare. It is on the committee level that an owner can have the most impact on what goes on in our community. Currently, Bel Mare has eight committees:

Event Planning, Landscape, Strategic Planning, Finance, Maintenance, Design and Aesthetics, Security/Policies/Conduct and Fining.

Each committee has five voting members, with one being the chairperson, as well as a representative Board Member liaison. However, all owners are welcomed and encouraged to attend committee meetings to participate in discussions. Committees take on certain projects to research and investigate options. Recommendations are then sent to the Board of Directors for considera-

tion. All committee meeting notices are posted no less than 48 hours prior to the meeting date. Look for meeting notices in your email blasts and postings in the elevators.

Each committee 'resets' in January, so if you are interested in becoming a voting member on any committee, please contact the office.



Committee Reports:

Due to the pandemic, there have not been much activity on some of the committees in 2020. For example, there have not been any social events, so the Events Planning committee has not been meeting. However, other committees have been working hard for our community!

Strategic Planning Review of 2020, submitted by Coby Gaulien

It is hard to believe that we have been struggling with this “Pandemic” now for pretty much this whole year.

We do feel like even with this cloud over us, that we had great success this year as it relates to our committee. As you are aware by now, our committee was successful in negotiating with the City of Palmetto, and being able to receive \$472,000 for the small area of land that will eventually have a “round-a-bout” on the extreme north end of our property. This outcome will not only protect our ability to enjoy all of our amenities where they are currently located but also guarantees us the beauty of the “**green space**” that we enjoy now and into the future! In a time when developers seem to want to develop every square inch of available land, this insures us that we will have a park like setting to enjoy no matter what is happening around us.

The proceeds also have been ear marked for major benefits to all of us as residents in that we have now properly funded our reserve accounts and have also put a large chunk toward paying down the existing loan that we had on our East property! In addition we should see some very tangible improvements in the very near future. Some of those improvements will include the grading and landscaping of our east property which we have not been able to do in the past because of budget restraints. We will also secure that east property so our residents can enjoy it without the worry of additional foot traffic coming onto our property from people outside of our BelMare community . The owner survey that was sent out gave us some great input for other improvements that we can make to our community. Our committee plans on developing some of those ideas into proposals for our board and residents consideration.

See Committee Reports on next page....

Committee Reports continued...

We are certainly looking forward to a more “normal” 2021 and would like to invite you to **volunteer** for the strategic planning committee to help us move BelMare forward into a future where we continue to grow and improve our unique and wonderful home.

Landscape Committee Report, submitted by Bob Boos

All around the Bel mare property you can see the impact of cooler days and chilly winter nights on the landscape. Turf areas are looking browner than usual and the growth rate of plants is slowing down. Still work continues. Two landscape improvement projects are being processed for installation this month or early next 2021. The geraniums are the bright spot in the winter landscape for you to enjoy. Overall, the Landscape Committee hopes that everyone enjoys the surrounding landscape throughout the year.

After 10 years I will end my tenure as the Landscape Committee Chair and member of the Landscape Committee. I will be glad to help any future Bel Mare landscape design needs. I want to thank the members of the Landscape Committee, Barbara Gaulien, Giselle Stolper Collins, and Patricia Ewer for their help with both design and maintenance matters. I want to thank the committee HOA Board liaison, Todd Loescher for his support with this landscape contract and budget matters. Last, but not the least, I want to thank Peter Fehr, the Castle Group property Maintenance Manager, for his support and direct involvement in maintaining a first-class landscape. The Bel Mare property will continue to evolve, and the landscape will be part of that evolution.

The Landscape Committee wishes everyone a Happy Holiday Season. Stay Healthy.



Reminding all you Book Lovers to use our beautiful book sharing shelves. There is one in each building (feel free to peruse either one). They are located on the lobby level.

Take a book and/or leave a book.

Puzzles are welcome too!

Riviera Dunes Real Estate 2020 Sales Report



The Bel Mare Condominiums

There were 25 condominium sales in Bel Mare (buildings 130 and 140) for 2020, plus six other units are currently for sale. Nine units were cash transactions and 11 were conventional financing.

The 130 building had 8 sales whereby five were east facing and three were west facing. One other unit in this building is currently for sale. One unit sold twice during the year. The 140 building had five sales which four were east facing and one west facing. Three units are currently for sale.

On average properties were on the market 67 days before going under contract. Nine units went under contract in less than 30 days. The third and fourth quarter produced the most transactions. The average listing price per square foot was \$183.82 and the average sales price per square foot was \$179.54. These averages are for all units including penthouse and east/west orientation. Three units sold for the full asking price and one sold for over the asking price.

Most often buyers were responsive to features such as gas stovetops, window treatments, upgraded light fixtures, a second covered parking space, partially furnished, and recently updated air conditioning and water heaters.

The COVID-19 brought about a decreased supply of units with fewer properties coming on the market for sale. The limited supply increased demand which increased bidding pressure resulting in higher prices for sellers. Inventory remains tight and buyer traffic remains strong. With the new vaccine, sellers are expected to return to the markets with an increased supply of property for sale.

The Laguna Condominiums

There were 12 sales across all four buildings. Building 615 was the most active with eight sales. There were four sales in the 610 building and one sale in the 611 building. There are three units for sale (one each in Building 610, 611, and 615, respectively).

The Islands, Peninsula, and Northshore Residences

Across these three single-family home communities there were 17 sales, two are pending and one is active.

The Island residences reported two sales transactions whereby two sold for 1,100,000 and 1,488,200, respectively. One other residence is under contract, listed at 949,000 (which is bank owned). The Peninsula residences had two sales at 800,00 and 1,050,000, respectively. Additionally, one residence is pending at \$949,000 and another residence is active at \$959,000. The Northshore residences totaled seven sales ranging from \$290,000 to \$1,112,500.

The Hammocks Townhomes

There were eight sales ranging from \$285,000 to \$395,000. Also, one townhome is pending priced at \$359,900.

Data provided by James Cooper, P.A. Realtor; Realtor Association of Sarasota Manatee (RASM) as of December 14, 2020.

This data does not include any private transactions.

Bird of Bel Mare:

A Cooped-up Cooper's Hawk

By Valerie Biebuyck

Cooper's Hawks are birds of prey that usually frequent forests and woodlands, but one of them recently found its way into the Bel Mare garage. JC and I first noticed the Cooper's Hawk sitting on a pipe in the southwest corner of the Building One garage at dusk on a Sunday in late October. It looked stressed, dehydrated, and exhausted. We tried to guide it toward an exit, but without success. Worried that it might not survive the night, we placed a bucket of water nearby in the hope that it might drink and regain some strength. I alerted Toni and asked her to contact an animal rescue agency first thing in the morning. Toni saw it flying near a garage exit when she arrived early the next day. After a brief stop in the office, she returned to the garage and discovered to our relief that the bird had found its way back outside.

The Cooper's Hawk is about the size of a crow. It is an "accipiter," a type of raptor with broad, rounded wings and a very long tail. These features make it an agile flier able to maneuver quickly through tree branches of dense forests in rapid pursuit of smaller birds to eat. Dashing through the trees can be hazardous: a study of more than 300 Cooper's Hawk skeletons revealed that 23 percent had old, healed-over fractures in the bones of the chest. Cooper's Hawks now also frequent suburbs and cities, in part because development has shrunk natural habitats, but also because typical prey such as pigeons and doves are plentiful in these areas. They have been known to visit backyard bird feeders – not to eat the birdseed, but to eat the birds eating the bird seed!

Bel Mare's avian visitor had brown streaks on its upper breast, identifying it as an immature bird. It may have been an inexperienced hunter that became trapped in the garage while chasing a smaller bird (perhaps a Palm Warbler, which often can be seen flitting in and out of openings in the cages along the garage perimeter). The thrill of seeing a raptor at such close range was far outweighed by our dismay at its predicament, and relief at learning it had made its way outdoors. The only Cooper we want to see at close range in our garage is a Mini Cooper.



As editor of the Bel Mare Quarterly Newsletter, I am always looking for fun and interesting information to include. If you have ideas, pictures or articles for submission contact me at christinewinsler@gmail.com The next newsletter will be published in March for distribution on April 1st!