

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
January 14, 2021

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held January 14 , 2021 in the 2nd Floor Social Room located at 130 Riviera Dunes Way. Keith Grady, Valerie Biebuyck, Todd Loescher, Dave Peterson and Billy Heller joined the meeting in person constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; Peter Fehr and Marie Sargeant represented Castle Group.

Call to Order

Keith Grady called the meeting to order at 3:02 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

Mr. Grady asked for a Motion to dispense with the reading and to approve the unapproved past Board Meeting minutes from the December 3, 2020 Board of Directors Meeting. Motion moved by Todd Loescher and Seconded by Valerie Biebuyck. All in Favor. **Motion carried.**

President Grady took a minute to address the audience to explain that Board members cannot speak on items other than at public Board of Directors meetings. He thanked everyone for coming. Dave Peterson added that the Board does not talk as a group other than at Board meetings.

President's Report

President Grady thanked the outgoing Board members, Keith Ewer, Morris Bencini and Eric Brown for their guidance and input to the success and decision making on behalf of BelMare Association. Valerie Biebuyck will continue on the present Board of Directors as Vice President. In addition, I want to thank your incoming Board Members, David Peterson, Billy Heller and myself, Keith Grady. The new Board of Directors was inducted on December 3, 2020. Six days later, a major incident occurred in building #2, that 99% of you are aware of. As you may know, there was a grease fire in the kitchen of unit #1103. Your buildings are protected with an excellent fire deterrent sprinkler system. The system activated in the unit and before the Fire Department was able to turn the system off, a number of units on the south side of building #2 were damaged by water. At the time of the alarms and subsequent fire department arrival, Toni had already contacted the water extraction remediation company, the BelMare Insurance Company, and the Fire Sprinkler Company who were all on property within 30 minutes after the sprinklers activated. The damage assessment began immediately. Approximately 6-7 floors were affected. In addition to those units, Elevator #1 was flooded with water bringing it totally out of commission. This elevator is the master elevator for building #2. The water damage caused the circuit boards to fault which affected elevator #3. Toni, Marie, Peter and Keith have been tirelessly working with our elevator contractor to assess all the damage, troubleshoot the electrical mess, all the parts and get the elevators back up and running. To date, elevator #1 is still down. It had extensive water damage. Elevator #3, along with the service elevator are operating now. Then, on January 1, 2021, New Year's Day, there was a second water problem. There was a leak in the same building caused by an overflowing sink in the laundry room and it caused a lot of water damage again. Our great Management team came in to establish a commanded control position in order to protect our property and residents. The same agencies were called back to mitigate the issues. I'm going to ask everyone to be mindful of these residents. They will need our help,

our support, our compassion for the things they are going through in order to get themselves into their units. President Grady thanked everyone.

Our Management Team continues to work with the distributor and manufacturer related to the workmanship and performance of the roofing product that is installed. As you may or may not know, it has some problems with peeling, delaminating, causing water leaks, etc. The agent came out to investigate the issue, took core samples and will be getting back to us shortly with an answer to that issue.

At our last Board meeting, Valerie introduced a Motion that was passed to rebuff the actions of the Master Association Board to change the allocations to various associations. Our request was submitted to the Master Board, portions of it were not accepted. Since then, we have received the latest invoice from the Master Association that included the increase. In order to prevent the accumulation of interest penalties, we are paying the invoice under protest until this issue can be properly addressed. Many of the other Association Presidents have expressed their disappointment and desire to discuss issues like this openly. As a result, I am committing that I will reach out to all of the Association Presidents to create a forum for communication and ongoing dialogue of the health and governance of all of the Riviera Dunes properties. I personally feel this will lead to building community relationships and greater social activities and other good things that will come out of this type of communication.

Your BelMare Board of Directors was informed that Castle Management and Associa Management have joined forces in the property management arena. Associa is a Dallas based, nationwide company and the largest community management company in North America. We are confident of this change in knowing that Castle will maintain its name and 100% of their Teammates. There should be no change here at BelMare unless we ask for them. Based on the way your Management Team has performed this past year is totally admirable in my opinion. They have managed so many difficult situations for us and I applaud them. In closing, I wish all residents of Belmare good health and a safe transition through this COVID situation. Infection rates are over the top, therefore, until all residents wish to receive and can get the vaccine, I'm asking that we all wear our masks in the common areas of our buildings. It's a simple and courteous thing to do and it will help all of our residents to stay safe.

Treasurer's Report

Billy Heller thanked Morris Bencini for all of the work behind the scenes for the spreadsheets that he has prepared. With a little time, I hope to replicate what he has done. The only way I agreed to take the job of Treasurer is to maintain Morris Bencini as the Chair of the Finance Committee. Billy Heller proceeded to give his report, **a copy of which is attached to these Minutes.**

Committee Reports – Non at this time.

Maintenance Department Report - Peter Fehr, Maintenance gave a brief report to update the isolator installation on the railings of the A/C units on the roofs of Buildings #1 and #2. Tarheel Roofing Company will return to take additional core samples of the roofs and will submit a report shortly. The Fire Alarm in Building #2 is being worked on to get additional programming information. Thyssenkrupp has delivered some of the working components for Building #2, Elevator #2 and we look forward to having this work completed. Karins Engineering, 4 companies bidding the Painting and Waterproofing project met with Toni, Peter, Valerie Biebuyck and Keith Grady to discuss the process and start date of April 1 and to talk about the staging process. At this time, we do not know the end date. We will keep everyone posted as we get closer to the start date.

Old Business

Discuss and consider approval of the powerwashing and re-sanding where necessary of the Amenities level of both buildings and powerwashing, re-sanding where necessary and sealing of the circular driveways in both buildings. The company chosen out of four presented is Manatee Painting. The Management team did due diligence on all of the bids and recommended Manatee based on their quality

of work, background and cost associated with this project. Therefore, I would like to have a Motion to choose Manatee Painting to perform these functions at a cost not to exceed \$9,000. Todd Loescher made a Motion to accept Manatee Painting for this project at a cost not to exceed \$9,000, Seconded by Valerie Biebuyck, all in favor, **Motion carried unanimously.**

New Business

Discuss and ratify emergency decision to purchase from My Pools, two heaters for the Spas in Buildings #1 and #2 at a price not to exceed \$6,000. This is a Reserve item. Todd Loescher moved that we ratify the decision to buy heaters for Buildings #1 and #2 spas, seconded by Billy Heller, all in favor, **Motion carried unanimously.**

Discuss and consider approving the 2021 BelMare standing Committees, assign Board Liaisons to the Committees - **copy of which is attached to these Minutes.** President Grady read off all of the volunteers on each Committee, as well as Board Liaisons and thanked them for their volunteering. President Grady asked that all Chairs report through the Board Liaisons to the Board of Directors.

The Fining Committee works with our Management team on issues that may arise. There is no Board Liaison for that Committee.

The Communication Committee was talked about and added to the current list of Committees, together with Volunteers in the Audience. Website enhancement was also talked about. It was noted that the current Website was not enhanced last year due to costs associated with that implementation.

Because there is unfinished business for the Security, Policies and Conduct Committee, it will be a standing Committee and called on when necessary. Eric Brown will be the Chair of this Committee and the Board Liaison will be Dave Peterson.

The Board Liaison and Committee Chair will make the decision as to whether a Mission Statement will be part of their presentation to other members on respective Committees.

If everyone is in agreement, I ask for a Motion to approve the Committees, Chairs, Members, and Board Liaisons, moved by Todd Loescher and Seconded by Billy Heller, all in favor, **Motion passed unanimously.**

Discuss and Consider updating the current Reserve Study for 2021

Billy Heller gave a brief background of the need to update the current Reserve Study. The current Reserve Study should be updated with Staebler Appraisal after the Painting and Waterproofing project. This update will include photos of all completed projects that were done in 2019/2020 to present. A scheduled appointment between May/June should be targeted. Todd Loescher moved that we retain Staebler Appraisal to update the Reserve Study, seconded by Billy Heller, all in favor, **Motion passed unanimously.**

Discuss and consider parameters of advertising within the Newsletter

After discussion, data credit could be given to people who offer information, but it might not be a good idea to promote logos, company names, etc. There are several Realtors, businesses, fitness centers, personal services, etc. in BelMare who may feel slighted if their business is not included in the Newsletter. It was a recommendation that a Committee could be formed to develop a plan to see if there is a way to charge a nominal amount for advertising in the BelMare Newsletter. Billy Heller has offered to help Christine Winsler, as Chair of an AdHoc Committee, with Nancy Benevides and Michelle Bencini. This Ad Hoc was added to the approved list of Committees.

Discuss and consider the appointment of a new Delegate to the Master Association Board, create documented roles and responsibilities.

Before we get into this topic, I want to take a moment to recognize the power of the e-mail. Today we probably had 130 e-mails come over BelMare's internet related to this topic which shows there are a lot of people interested in what we are doing. Thank you very much.

Before we get started, I want to clarify one thing. There is no person on the Board of Directors that has any inclination to remove Deb Sperry as our Director at the Master Board for Riviera Dunes. That was blown totally out of proportion on the e-mail and it is not a fact. With that said, I want to tell you what the situation is and what the facts are. At present, BelMare's Delegate to Riviera Dunes Master Association also serves as a Master Association Board member. Two words in there that are very important. Delegate and Master Association Board Member. These are two different roles. As a Board member, she has a responsibility to the Master Association. It has become apparent to us that this Fiduciary responsibility may conflict with the interest of the BelMare Condominium Association. That is a statement of fact. Please be advised there are two roles. Each Association assigns a delegate to cast the votes for us at BelMare or any other Association to the Master Board when required. That is an assigned position by the Board of Directors. That is not the same thing as being a Director on the Board of Directors. It just happens that over time, this position was asked to do both for convenience purposes. What we would like to consider is separating those two such that we have the ability to get proper feedback from the Master Boards meetings. Our current BelMare representative is Deb Sperry who has done a fantastic job. However, we would like an individual there to represent us to be able to do these types of functions: Attend all meetings of the Riviera Dunes Master Association Board, Obtain information from any such meeting if unable to attend in person or remotely, convey to BelMare Board a written summary and report of each Master Association Board meeting and respond to follow up questions from the BelMare Board, Cast any vote required to the BelMare Condominium Association in accordance with the instructions of the BelMare Board, advocate for BelMare in general and particularly in accordance with direction from the BelMare Board, serve as a conduit for communications or questions, comments and concerns from the BelMare Board to the Master Board, become familiar with the Master Board Governing Documents. After much discussion between Board members and audience participation, Todd Loescher moved that we schedule an Executive Session at the nearest time to when Deb Sperry returns to BelMare, Seconded by Keith Grady. As a matter of record, after more discussion, all Motions were rescinded and withdrawn.

Mr. Grady asked for a Motion to Adjourn the Board Meeting. Moved by Billy Heller, Seconded by Todd Loescher. All in favor. **Motion carried.**

Meeting was adjourned at 5:10 p.m.

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

Bel Mare Condominium Association Board Meeting

Treasurer's Report

January 14, 2021

Operating Cash Balance November 30, 2020: \$278,176

Restricted Cash Balances November 30, 2020;

Contingency Funds \$789,743

Reserve Cash \$2,371,286

Total Encumbered Cash \$3,161,029 *

* Note: An additional \$370,000 is slated to be transferred from contingency funds to the reserve account.

Note Payable Balance \$270,471 (to be paid down by \$100,000 January 2021)

LOC Balance \$50,047 for the draw to fund 2020-21 premiums

Positive Variance November 30, 2020 \$34,018**

**Note: Does not include sales proceeds of \$466,103

BEL MARE
Board of Directors & Committees

Event Planning Committee	Landscape Committee	Strategic Planning Committee	Finance Committee	Maintenance Committee	Design and Aesthetics Committee	Security, Policies and Conduct Committee	Fining Committee	AD HOC Communication Committee
Todd Loescher Board Liaison	Todd Loescher Board Liaison	Keith Grady Board Liaison	Billy Heller Board Liaison	Valerie Biebuyck Board Liaison	David Peterson Board Liaison	David Peterson Board Liaison	No Board Liaison	Billy Heller Board Liaison
Tammie Loescher 813-355-7232 tloescher@gmail.com	Eric Brown Chairperson 941-228-0403 ebrown4883@aol.com	Keith Ewer 941-454-0391 zmankeith@gmail.com	Morris Bencini Chairperson 863-670-5020 mabencini@aol.com	Morris Bencini 863-670-5020 mabencini@aol.com	Eric Brown Chairperson 941-228-0403 ebrown4883@aol.com	Eric Brown Chairperson 941-228-0403 ebrown4883@aol.com	No Chairperson	Christine Winsler Chairperson 941-356-1088 christinewinsler@gmail.com
Deb Neglio 813-493-2219 dneglio1960@gmail.com	Patricia Ewer 501-454-0390 path2sleep2@gmail.com	Coby Gaulien 941-773-1257 cobyg77@gmail.com	Kay McAuliffe 941-729-3740 pkgtax@verizon.net	John Ollsen 240-409-4787 john.ollsen2014@gmail.com	Deb Neglio 813-493-2219 dneglio1960@gmail.com	Kay McAuliffe 941-729-3740 pkgtax@verizon.net	Jeff Winsler 941-356-6666 jeffwinsler@gmail.com	Nancy Benavides 989-220-7434 nkbenavides@gmail.com
Carmen Eurice 727-946-2904 cjfrase51@gmail.com	Gigi Stolper 917-952-8819 gsnyc555@yahoo.com	J.C. Biebuyck 802-345-7000 jcbiebuyck@yahoo.com	Coby Gaulien 941-773-1257 cobyg77@gmail.com	Jeff Winsler 941-356-6666 jeffwinsler@gmail.com	Barb Gaulien 941-773-9047 bgaulien@gmail.com	Roma McDonaugh 941-2124175 romamacd@aol.com	Steve Valley 202-230-6298 sgmsfvalley@gmail.com	Michelle Bencini 863-670-5025 michellebencini@gmail.com
Karren Shupe 941-713-1799 karrenshupe@yahoo.com	Phil Falso 859-354-5633 pafalso@gmail.com	Jeff Winsler 941-356-6666 jeffwinsler@gmail.com	Jeff Winsler 941-356-6666 jeffwinsler@gmail.com	Bill Horton 941-725-1205 bjh118@aol.com	Mary Cropsey 941-920-4668 maryinfl@yahoo.com	Jeff Winsler 941-356-6666 jeffwinsler@gmail.com	Deb Neglio 813-493-2219 dneglio1960@gmail.com	
		John Cropsey 941-920-4668 john93014@gmail.com	Deb Neglio 813-493-2219 dneglio1960@gmail.com		Gigi Stolper 917-952-8819 gsnyc555@yahoo.com	Gloria Cartwright 941-465-0740 tgc6159@gmail.com	Bev Reason 317-716-2398 bevreason@icloud.com	
			Wait List Nancy Benavides (1-904)		Wait List Karren Shupe (1-404)	John Cropsey 941-920-4668 john93014@gmail.com	Roma McDonaugh 727-501-5605 romamacd@aol.com	
						Wait List Christine Winsler (PH203)	Alternate: Kay McAuliffe 941-729-3740 pkgtax@verizon.net	