



**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: Tuesday, August 24th, 2021 at 5:00 P.M.
- LOCATION: Bel Mare Building 1 Social Room, 130 Riviera Dunes Way, Palmetto, FL 34221

- **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 April 28, 2021 Board of Directors meetings and disposal of same
6. President's Report
7. Treasurer's Report
8. Committee Reports
9. Maintenance Department Report

Old Business

10. Discuss and consider approving lifting of the "Fogging" practices at BelMare starting on August 5, 2021 and the re-opening of the water cooler at the Fitness Center.
11. Discuss and consider approving and clarifying the Designated Dog Relief area, as well as the recommendations to the Board from the Security, Policies and Conduct Committee to be sent to Owners for their Vote. (Minutes attached – RE: Article V1, 6.6 & 6.10).
12. Discuss and consider approving the purchase of lobby accessories at a cost not to exceed \$300.00 per building (Minutes attached).

New Business

13. Discuss and consider approving the Deductibles on the Summary of Insurance as provided by Brown & Brown Insurance for the period 2021–2022. This will be attached to the Minutes.
14. Discuss and ratify emergency decisions made by the Board: Replace Guest Suite air conditioner in Building #1 at a cost not to exceed \$5,000.00 and the Gatehouse A/C at a cost not to exceed \$3,300 by Custom Air; Annual renewal of Maintenance contract with Custom Air at a cost not to exceed \$10,000.00; Discuss and ratify the next phase of delaminated glass replacement in Buildings #1 and #2. This phase will be in an amount not to exceed \$35,000. Discuss and Ratify the change for the Insurance Broker of Record from Brown & Brown to Marsh & McLennan. Discuss and ratify the amenity level replacement of the palms that suffered from Ganoderma in the planter boxes of Building #1 as recommended by the Landscape Committee at an amount not to exceed \$3,300.
15. Discuss and consider approving the annual renewal of G4S Security/Allied at the annual billing rate of \$75,704.34 to commence on January 1, 2022.
16. Discuss and consider the termination of My Pools for the 3 pools and 2 spas maintenance/ service/repairs Contract.
17. Discuss and consider approving the annual maintenance/service/repair Contract with H2O Masters for the 3 pools and 2 spas.
18. Discuss and consider approving the DVD rack on the wall of the theater rooms located in Buildings #1 and #2.
19. Discuss Budget Workshop information that will be used in the preparation of the Proposed 2022 Budget that will be subject to a Board vote at the annual budget meeting in October, including consideration of input previously prepared by the Board Treasurer, the Finance Committee, and the Strategic Planning Committee.
20. Discuss Levying of Fines and referral to Fining Committee - **TENANT: T. Moore**

Posted: August 20, 2021 BY ORDER OF THE BOARD OF DIRECTORS



Equalized Property Services