

Bel Mare Strategic Planning Committee Meeting

May 11, 2021

Attendees:

Keith Grady – Board Liaison
Coby Gaulien – Committee Co-chairperson
Morris Bencini – Committee Co-chairperson
Jeff Winsler – Committee member
Keith Ewer – Committee member
John Cropsey – Committee member

Other Attendees:

Various BM Owners

Meeting was called to order at 1:00pm in the Bldg. 1 Social Room.

Mr. Grady opened the meeting and requested for a nomination for Chairperson for the committee for 2021. After discussion, it was unanimously agreed that Mr. Gaulien would serve as the committee chair for the 2021 committee year with Mr. Bencini agreeing to act as Co-Chairperson from May through October while Mr. Gaulien is out of town.

An updated was provided by Mr. Grady regarding the ongoing issues with the Master Association leadership and the proposed officer recall by Shay Hawkinberry. Mr. Grady discussed the actions of the Presidents of the various Riviera Dunes communities in an effort to support Deborah Sperry as the Master Association President and the ongoing legal issues with Ms. Hawkinberry.

The discussion was moved to the proposed apartment complex on the site to the west of Bel Mare (adjacent to the 7-Eleven property). The Palmetto Planning and Zoning (P&Z) Committee was scheduled to address the proposed plan at their May meeting. The committee discussed the following issues relating to this proposed complex:

1. Ms. Hawkinberry's perceived conflict of interest as an officer of the Master Association.
2. Impact on our evacuation route?
3. Impact on public services including fire, schools, trash and traffic issues.
4. The proposed density of the proposed apartments at 263 units.
5. The architectural requirements in compliance with the Master Association documents.
6. Various safety and security issues.

It was agreed that Bel Mare needed to draft a position statement on the proposed project and a list of talking points to be shared with either the Master Association or the other Riviera Dunes Communities to help negotiate a common defense against the project as currently proposed.

Mr. Bencini volunteered to meet with a small sub-group of committee members to draft a position statement and a list of 8-10 major technical points in rebuttal to the P&Z Staff's recommendation for this project.

This draft is to be disseminated and discussed at the next Strategic Planning Committee meeting currently scheduled for May 20, 2021.

The meeting was adjourned at 3:00pm.

Submitted,

Morris Bencini – Co-chairperson