

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
August 24, 2021

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Tuesday, August 24, 2021 in the 2nd Floor Social Room located at 130 Riviera Dunes Way. Keith Grady was present in person while, Valerie Biebuyck, Todd Loescher, Billy Heller and Dave Peterson were present via conference call, constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; Marie Sargeant, onsite Assistant Property Manager and Peter Fehr, Maintenance Supervisor represented Castle Group.

Call to Order

Mr. Grady called the meeting to order at 5:05 PM.

Proof of Notice

Toni Giliberti certified that proper notice was given.

Dispense of the Reading and to Dispose of the Unapproved Past Meeting Minutes

President Grady made a *motion* to dispense in the reading and to dispose of the minutes from April 28, 2021 Board of Directors Meeting. Todd Loescher seconded. All in favor. *The motion carried unanimously.*

President's Report

President Grady welcomed all attendees to the meeting.

President Grady informed all that we are currently in Budget season. The team has been diligently working on Contract renewals while keeping costs down and steady. This is a very arduous task during this time. There is labor shortage, part shortages and cost increases. For example, our G4S Security company has merged with Allied. We immediately received notice that they were requesting a 22.74% increase for the same services. They did not receive this increase, due to the great Management Team at BelMare. Negotiations yielded only an 8% increase for 2022. We are at the mercy of what we want to pay for the services we wish. We are about to start the prep work for the Painting & Waterproofing project. Right now, we are in the midst of a hard pruning of Building #2 so that they can get to the areas in need of paint. In addition, the paint samples have been applied to Building #1. We have acknowledged that the samples are the same as what we have now. The actual work will start on September 7th, weather permitting, with the swing stages beginning on August 30. The Management office is in the process of sending out "progress reports" by e-blast to Owners on what to expect and when.

Treasurer's Report

Mr. Heller reported that the Association had an Operating Cash Balance at the end of July totaling \$186,057.

Restricted Cash Balance July 2021:

Contingency Funds	\$ 365,963
Reserve Cash	<u>\$2,676,165</u>
Total Encumbered Balance	\$3,042,128

Note Payable Balance	\$ 162,638
LOC Balance	\$ 164,084

Negative variance totaling \$31,568 through July 31. \$11,500 is due to insurance premiums, \$17,000 is due to water and sewer rates, remainder is misc. repairs.

We currently have approximately \$1.4 million invested at UBS, with another \$250,000 CD maturing in October. This will be liquidated and used for the painting project draws.

Vice President Biebuyck asked why the Water & Sewer has increased. Morris Bencini responded by explaining that there was an analysis done. The City of Palmetto has increased water & sewer has increased drastically in the last 10 months. This will be accounted for in 2022's Budget.

Treasurer's Report will be attached to these Minutes.

COMMITTEE REPORTS

Eric Brown gave his report on **Design & Aesthetic Committee**. The outdoor pool/amenity level furniture has been completed. There is one presentation ready for the lobby remodel. The Committee also voted on rugs and sofa pillows and it was unanimously agreed to put them back in place. In looking back, we may not be in compliance with Florida Statute as this may be considered a Material Alteration. Therefore, the Design & Aesthetics Committee will meet after Labor Day to discuss how to move forward with a presentation to the Owners to go to a vote. A plan with photographs will be formulated for presentation.

President Grady shared the documentation on what a "Material Alteration is (as opposed to routine maintenance/replacement) approval of the unit owners may be required". We have a question as to whether we would consider calling this Maintenance and normal wear and tear and replacement or we may have to rely on a ballot to get 75% of Owners in BelMare to say "yes" on a pillow replacement! An Owner pointed out that the past also included rugs. President Grady pointed that we change flowers/colors seasonally. Do we need a Becker Ballot for this change? Can the membership consider to write into the Bylaws the capability to manage these monetary decisions up to a certain cost that do not require a vote. This is a discussion point for today or at a future meeting. After discussion and the reading of an excerpt from Florida Statute, it was suggested that this question be communicated to the Association Attorney for opinion and procedural direction. If it is written into the BelMare Bylaws, discussion like this will be minimized. Vice President Biebuyck thought that the recommendation was a great one and suggests that the Attorney be involved to be sure this is procedurally done correctly. President Grady asked the Board to consider making a Motion to send a Vote to Owners to set a financial threshold for what defines a Maintenance item vs. a Material Alteration for any common amenities with Attorney review. Todd Loescher moved, Seconded by Billy Heller. After discussion, it was clarified that Reserve Items are not in this category. All in favor. ***The Motion carried unanimously.***

Security, Policies & Conduct Committee – Eric Brown reported on 2/5/21. The discussion was regarding the Pet Policies. Policies are unenforceable. They must be presented to the Owners and turn

them into a Rule so that they can be enforced. The second item on that Agenda was to discuss rental “caps”. If rental units become excessive, the Insurance coverage premiums will be based on a “Condotel” vs. Condominium coverage. Condotel rates are very expensive. A few other items of discussion were to prohibit new buyers from renting prior to waiting 2 years after ownership (this would, therefore, discourage Investment Ownership) and would need an Owners vote. Vice President Biebuyck suggested getting a Security Deposit from the Owners who rent for any damages incurred to BelMare common property. President Grady asked for a Motion to support Eric’s Committee’s guidance in pursuing all of the rental restrictions and pet policy items to be included on the Ballot to Owners at BelMare. Vice President Biebuyck so moved, seconded by Billy Heller. Dave Peterson volunteered his help and time with Eric Brown. All in favor. ***The Motion carried unanimously.***

Morris Bencini briefly discussed the **Finance Committee** items and the tracking of funds and confirmed they are close to Budget. He skimmed the 2022 Budgeted items and gave monetary reasons why the quarterly payments are increasing from \$2,950 to \$3,450 if the Board approves the Budget in the October meeting. This is greatly due to Insurance premiums.

The **Maintenance Committee** is going to meet with Karins Engineering and Dixie Construction to look at the painting & waterproofing project on September 2. This relates to technical past construction defect items (i.e. Effis bands and balcony edge tiles). These items are detailed in the Contract but want to reiterate them to the Contractor.

Strategic Planning Committee - Spoke about the City Council meeting being deferred to September 27. The developer asked for a deferral so that additional documentation can be correctly gathered. BelMare will be making a presentation at that meeting.

Peter Fehr gave a brief update on Piper Fire’s inspection of Sprinkler heads (11) in units to clear deficiencies. These heads were painted by unit owners. During the summer months, Maintenance has confirmed that all A/C’s are properly working, lights are on timers, landscaping is pruned, painting & waterproofing project on schedule, etc.

OLD BUSINESS

President Grady brought the topic up again about EV Charging Stations and asked Todd Loescher, Board Liaison of the Ad Hoc Electric Vehicle Charging Committee for a recap. Todd explained that a questionnaire should be sent to Owners to understand Demand (number of interested parties) vs. Supply (what is the current capacity), making it clear that the Owners would pay for all costs incurred for a charging station should a specific owner wants this in their own personal space/s. Morris Bencini said he is aware of 3-4 owners having interest but looking at laying out one or two public stations until the need grows over the next 3-4 years. Ms. Biebuyck requested a benchmark study on how many spaces we now have capacity for. President Grady asked that an e-blast of interest be sent to Owners.

Discuss and consider lifting the “Fogging practices at BelMare and the re-opening of the water cooler at the Fitness Center.

After minimal discussion, it was unanimously agreed to lift the fogging of guest suites and to re-open the water cooler. ***The Motion carried unanimously.***

#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. (Re: Article V1, 6.6 and 6.10).

This has been covered in Eric Brown’s Committee report above.

#12 – Discuss and consider approving the purchase of lobby accessories at a cost not to exceed \$300.00 per building.

This has been covered in Eric Brown's Committee report above. This will be tabled.

NEW BUSINESS

Discuss and consider approving the deductibles on the Summary of Insurance (attached to these Minutes) as provided by Brown & Brown Insurance for the period 2021-2022.

President Grady asked for a Motion to accept the Deductible amounts as presented by Brown & Brown. Moved by Valerie Biebuyck and Seconded by Billy Heller. All in favor. *Motion carried unanimously.*

Discuss and ratify emergency decisions made by the Board:

Guest Suite A/C with Custom Air at a cost not to exceed \$5,000 and Building #1 and gatehouse at a cost not to exceed \$3,300 (Reserve Items). President Grady asked for a Motion, Todd Loescher moved, seconded by Billy Heller. All in Favor. *Motion carried unanimously.*

Annual Renewal of Maintenance contract with Custom Air at a cost not to exceed \$10,000. President Grady asked for a Motion, Valerie Biebuyck moved, Todd Loescher Seconded. All in Favor. *Motion carried unanimously.*

Discuss and ratify the continuation and next phase of delaminated glass replacement not to exceed \$35,000. President Grady asked for a Motion, Todd Loescher moved, Seconded by Valerie Biebuyck. All in favor. *Motion carried unanimously.*

Discuss and ratify the change for the Insurance Broker of Record from Brown & Brown to Marsh & McLennan. President Grady asked for a Motion, moved by Billy Heller, seconded by Valerie Biebuyck. All in favor. *Motion carried unanimously.*

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. President Grady asked for a Motion, moved by Todd Loescher, seconded by Billy Heller. All in favor. *Motion carried unanimously.*

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

G4S requested 22.74%, Budgeted 12% and Management efforts negotiated 8%. President Grady asked for a Motion to approve, made by Todd Loescher and Seconded by Billy Heller. All in favor. *Motion carried unanimously.*

Discuss and consider the termination of My Pools for the 3 pools and 2 spas maintenance/service/repair Contract

Discuss and consider approving H2O Masters for the same service TO INCLUDE the 2 Fountains

Service has been inconsistent and several minor infractions were cited. President Grady asked for a Motion to accept both of the items above, made by Todd Loescher and seconded by Billy Heller. All in favor. *Motion carried unanimously.*

Discuss and consider approving the DVD rack on the wall of the theater rooms located in Building #1 and #2. These will be donated and built by generous Owners. President Grady asked for a Motion to approve, made by Todd Loescher, seconded by Billy Heller. All in favor. *Motion carried unanimously.*

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. Morris Bencini announced that the Finance Committee has unanimously recommended that the proposed dues be increased in 2022 from \$2,950 to \$3,450. Please keep in mind that dues have not been raised in four years. Once the Painting & waterproofing project is completed, there will be an updated Reserve Study so any impact in the Reserves will be in 2023. Labor shortages are horrible and supply increases are at a premium. Some increases are coming from pool companies, lawn companies, insurance. No services have been cut in 2022. Committees will look into ways for expenses to hold or decrease costs going forward. President Grady thanked the Finance Committee for all work involved. President Grady asked for a Motion to accept the Finance Committee Report and recommended Budget as presented. To follow is the Closed Executive Session and the Budget approval meeting on October 4. Moved by Billy Heller, seconded by Todd Loescher. President Grady then withdrew the request for this Motion based on the fact that this is only a discussion until the October 4th meeting. With that in mind, Billy Heller withdrew his Motion.

Discuss Levying Fined and referral to Fining Committee – Tenant: T. Moore

President Grady discussed the Notice of Violation that was sent to a Renter in a unit with the need for 4 vehicle decals.

Adjournment

With no more business to come before the Board, Mr. Loescher made the *motion* to adjourn the meeting at 7:10 PM and was seconded by Mr. Heller. *The motion carried unanimously.*

Respectfully Submitted,
Toni Giliberti, LCAM, Onsite Property Manager
On Behalf of Bel Mare Condominium Association, Inc.