

Bel Mare Condominium Association, Inc.
Special Membership Meeting Minutes
October 21, 2020

A Special Meeting of the Membership of Bel Mare Condominium Association, Inc. was held on Wednesday, October 21, 2020 in the 2nd Floor Clubroom located at 130 Riviera Dunes Way. Valerie Biebuyck, Eric Brown, Morris Bencini, and Todd Loescher attended in person, Keith Ewer attended via conference call, constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; Peter Fehr, Maintenance Supervisor and Marie Sargeant represented Castle Group.

Call to Order

Ms. Biebuyck called the meeting to order at 5:05 PM.

Proof of Notice

Toni Giliberti certified that proper notice was given.

Determination of a Quorum was affirmed.

Disposal of unapproved past membership minutes

President Biebuyck asked for a Motion to approve the past Special Membership Minutes of May 26, 2020. Motion made by Eric Brown, Seconded by Morris Bencini, all in favor.

President's Report

President Biebuyck began the meeting by addressing a question from an owner regarding why the Owners were not asked to approve the Budget. President Biebuyck explained that in the past, prior to Castle Group, owners were required to approve the Budget because the Reserves were not fully funded. They are fully funded now and the Budget is only approved by the Board in accordance with the Declaration of Condominium. Owner participation is available and encouraged through attendance at Finance Committee monthly meetings and Budget Workshops, which are noticed and open to all Owners.

Another question was raised about the results of the survey on owner preferences for use of the land sale proceeds, which should be summarized by Coby Gaulien, Jeff Winsler and Kyle Krezminski, the Webmaster. There was mention that the Minutes of the June meeting of the Strategic Planning Committee included a summary. The Survey was intended to provide an indication of general preferences, and several potential projects likely would constitute a material change requiring 75% approval of owners.

Results of any surplus to be rolled over to next year's operating Budget for tax purposes:
71 votes to approve and zero to disapprove.

President Biebuyck asked for a Motion to adjourn, made by Morris Bencini and Seconded by Eric Brown, all in favor, Motion carried.

Unfinished Business

There is no Unfinished Business at this time.

Ms. Biebuyck asked for a Motion to Adjourn the Special Membership Meeting. Moved by Eric Brown and Seconded by Morris Bencini.

Motion carried unanimously.

Meeting was adjourned at 5:20 p.m.

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