

Bel Mare Condominium Association, Inc.  
Annual Meeting Minutes  
December 3, 2020

A meeting of the Membership of Bel Mare Condominium Association, Inc. was held on Thursday, December 3, 2020 in the 2nd Floor Social Room located at 130 Riviera Dunes Way. Valerie Biebuyck, Eric Brown, Morris Bencini and Todd Loescher were present in person and Keith Ewer attended by phone constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; and Marie Sargeant represented Castle Group.

**Call to Order**

Ms. Biebuyck called the meeting to order at 5:30 PM.

**Proof of Notice**

Toni Giliberti certified that proper notice was given.

**Dispense in the Reading & Disposal of Unapproved Past Membership Meeting Minutes**

Disposal of past Special Membership Annual Meeting Minutes of December 9, 2019 Board members agreed they are accurate. Ms. Biebuyck asked for a motion to dispense with the reading and to approve the unapproved past membership meeting minutes from December 9, 2019. The Motion was made by Todd Loescher and seconded by Morris Bencini. All in favor. ***The motion carried unanimously.***

President Biebuyck asked for a Motion to dispense with the reading and approve of the unapproved past Special Membership Meeting Minutes of October 21, 2020. The Motion was made by Morris Bencini, Seconded by Todd Loescher. All in favor. ***The motion carried unanimously.***

**Presidents Report**

Ms Biebuyck stated that we accomplished many things this year and are especially proud of them because we achieved them and kept moving forward with positive momentum in the midst of a pandemic. Among the most noteworthy was the sale of 1.4 acres of the north property to the City of Palmetto. The sale brought approximately \$460,000 to the Association. The Strategic Planning Committee conducted a survey to Owners on how best to use these funds. Paying down the loan on the East Property was a priority, as well as implementing additional security. Certain changes would be a material alteration requiring that 75% of the owners vote in the affirmative. Electronic voting was implemented with Becker Ballot and 79 unit owners have signed up for that. All units are encouraged to do so in order to facilitate voting on important matters affecting our home. The Security and Conduct Committee developed a Fining Policy which was reviewed by our Attorney. We continue to seek to implement it effectively. We cleaned up legal issues from past years regarding condominium units and their appurtenances such as parking and storage unit spaces. Another issue we addressed has been the building design defect of negative pressure. Louvers on the top of the roofs had not been maintained for years and had been corroded by salty and humid air and were not functioning properly. Peter fixed them with a substantial impact on the negative pressure issue. In our continuing efforts to remain proactive in maintaining our buildings at the highest standards, we engaged an engineer firm to test a vestibule to be installed at the garage level of the service elevators. The engineers recommended this to prevent humid salty air from accessing the elevator shafts up to the service corridors, and to prevent corrosion of the elevator

equipment. President Biebuyck thanked everyone for understanding the challenges of operating an Association amid COVID-19, and emphasized the importance of wearing masks. She thanked the Committees that continued to carry on their work during this difficult time. The Security and Conduct Committee developed the Fining Policy and gathered information for additional security cameras and the Design & Aesthetics Committee moved forward with updating outdoor furniture. Committees work best when they collaborate with our skilled staff to develop recommendations and present projects to be considered by the Board. We look forward to strengthening that collaboration in the coming year. Additionally, we look forward to reassessing our relationship with the Master Association and other Rivera Dunes communities. An apartment complex has proposed to be developed across the street and we will need to be aware of what is happening with that and of opportunities for appropriate public comment and input. We anticipate looking into charging stations for electric cars at the request of several owners. Many thanks, as always, to Toni and Peter and Marie and the newest member of our staff, Keith Krusch as our Maintenance Technician. They are skilled and hardworking and have set a high standard for management of the Association and maintenance of our property. We should never settle for less than what they have established. That is why we are now a Castle Showcase Property. Ms Biebuyck was also going to state that Bel Mare had been nominated as Castle Site of the Year by Castle Regional Directors. and that after review by Castle Senior Executive Management Bel Mare had progressed to the short list of finalists. Ms. Biebuyck then learned recently that Bel Mare not only was a finalist but also was selected as Castle's Site of the Year as a best example of Castle's standard of "royal service" for the residents it serves! Applause from the audience. Thanks were given, as well, to outgoing Board members Eric Brown, Vice President; Morris Bencini, Treasurer; and Keith Ewer, Secretary and for their commitment to active and transparent governance. A welcome was extended to our new incoming Board members. We had three open Board seats and three candidates graciously offered their time to fill them, so no Board election was necessary.

### **Introduction of the new Board members**

Keith Grady  
Billy Heller  
David Peterson

Ms. Biebuyck expressed gratitude to them for volunteering their time and stated that we look forward to a fresh vision and new energy with which to continue to move forward while building upon the accomplishments of past Boards. Ms Biebuyck indicated she would continue to contribute during the last year of her Board term, but not as President, and expressed confidence knowing that our new Board members bring skill, careful thought, and commitment to helping care for our collective home.

### **Treasurer's Report**

Morris Bencini gave the Treasurer's report, a copy of which is attached to these Minutes.

As there will be no Election of Officers, President Biebuyck asked for the three new Board members to stand, introduce themselves and say hello. Applause from the audience.

Ms. Biebuyck asked for a Motion to Adjourn the Annual Membership Meeting. Morris Bencini made a Motion to adjourn, which was seconded by Todd Loescher. All in favor. ***The motion carried unanimously.***

Meeting was adjourned at 5:53 PM.

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