

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
December 15, 2021

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Wednesday, December 15, 2021 at 4:45 p.m. in the 2nd Floor Social Room located at 130 Riviera Dunes Way. Keith Grady, Valerie Biebuyck, Dave Peter and Morris Bencini were present in person, Todd Loescher was present via conference call. A quorum of the Board was present.

Call to Order and Proof of Notice

Keith Grady called the meeting to order at 4:45 PM and acknowledged that proper notice of the meeting was given.

Open the Meeting

Dispense with the reading of unapproved past Minutes of Board of Directors Meeting Minutes of November 3, 2021 and November 4, 2021. Keith asked for a Motion to approve, so moved by Morris Bencini, Seconded by Valerie Biebuyck. All in favor, **Motion carries.**

Old Business

Acceptance of the resignation of Deb Sperry and appointment of Keith Grady as BelMare Delegate to the Master Association.

Deborah Sperry will resign as BelMare's Delegate and requested that I, Keith Grady, represent BelMare as the Delegate, for the remainder of her term, which expires on April 30, 2022. Keith Grady has happily agreed. Additionally, Mrs. Sperry will no longer be the President of the Master at the expiration of the term. Keith Grady asked for a Motion to accept Deb Sperry's resignation and the appointment of Keith Grady as BelMare's Delegate, Moved by Morris Bencini, Seconded by Valerie Biebuyck, all in favor, **Motion carries.**

Discuss and ratify replacement of the Building #2 service elevator drive at a cost of \$15,000 to be paid out of Reserves.

This part has been received, installed and paid for. Keith Grady asked for a Motion to ratify, so moved by Morris Bencini and seconded by Dave Peterson. All in favor, **Motion carries.**

Discuss and ratify the Board's acknowledgment via email of the Management Office making sure that vehicles are parked on BelMare property appropriately with parking decals or guest passes.

The Board engaged with a resident to try to resolve a parking situation. In order to accomplish this, the Board was engaged in e-mail communication. Predicated on the Sunshine Law, the Board has to disclose. Keith asks for a Motion to ratify the acknowledgement, so moved by Morris Bencini, Seconded by Valerie Biebuyck. All in favor. **Motion carries.**

NEW BUSINESS

Will be discussed at the following meeting.

With no more business to come before the Board, Keith Grady asked for a Motion to Adjourn, so moved by Morris Bencini, Seconded by Dave Peterson. All in Favor, ***Motion carries***. The meeting was adjourned at 4:55 PM.

Respectfully submitted,
Toni C. Giliberti, LCAM, onsite Property Manager
On Behalf of Bel Mare Condominium Association, Inc.