

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
June 23, 2022

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, June 23, 2022 in the 2nd Floor Social room located at 130 Riviera Dunes Way. Keith Grady, Jeff Winsler, and Morris Bencini were present in person, Joe Rizkallah and Dave Peterson were present via conference facility, constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; Marie Sargeant, Assistant Property Manager and Brian Miller, Maintenance Supervisor represented Castle Group.

**Call to Order**

Mr. Grady called the meeting to order at 3:02 PM.

**Proof of Notice**

Toni Giliberti certified that proper notice was given.

President Grady explained that the meeting was an informational workshop and address items spoken about in the past and perhaps some new items. We have continued the items contained on the June 21, 2022 "Identical" Agenda, beginning with #7.

**President's Report**

President Grady welcomed all in attendance and stated that he would provide a President's Message at the July 26, 2022 Board of Directors Meeting.

**Treasurer's Report**

The Seacoast CD matured, a \$267,558.74 check was sent to Castle to be deposited in the UBS Investment account.

**COMMITTEE REPORTS**

None at this time.

**MAINTENANCE DEPARTMENT REPORT**

None at this time.

**Items of discussion and consideration:**

**7. Allow motorcycle operations on BelMare property**

After discussion, and history of why the motorcycles are excluded in our Documents, it was decided that if a Becker Ballot Vote will be put together, Joe Rizkallah would be happy to volunteer in putting together verbiage to present to the Owners.

**8. Restrict the number of permitted rental units within BelMare.**

Discussion took place and “Rental Limitations” was a past topic at the Board of Directors meeting on December 16, 2014. Keith Grady put together, and read to the audience, a statement he would like to be included on a Becker Ballot which can be edited by fellow Board Members. (Copy attached to these Minutes). Discussion took place on “capping” the number of rentals.

Other items to be considered would be the requirement of ownership of 24 months prior to being permitted to rent. Keith Grady volunteered to write up a narrative to present to the Association Attorney prior going to the Owners of Bel Mare.

**9. Pet Policy**

The Board will “Designate” a pet relief area at the July 26, 2022 Board meeting.

**10. East Property Grading**

Subsequent to more information, a Becker Ballot Vote to Owners will include the Grading, Sod, Irrigation program, followed by Fencing of the East Property.

**Adjournment**

With no more business to come before the Board, Mr. Grady moved that we Adjourn the meeting at 4:28 P.M, Seconded by Morris Bencini. **All in Favor.** *The motion carried unanimously.*

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

Pursuant to 6.10 of Declaration of Condominium of Bel Mare, a Condominium, Leasing or Loaning is permitted based on the published documents. It is the desire of the Board of Directors of the Bel Mare Condominium Association to restrict the number of units that may be rented at any given time. Excessive renters within a development can result in higher COA liability insurance rates and lower property values. A cap on rental properties may protect property owners financially. Likewise, rental restrictions can increase the number of owners with a vested interest in long-term success and financial investment in the property, promoting stability and a sense of community. Limiting the number of rental/leased units and increasing owner-occupancy would be a good thing for the future of Bel Mare owners.

**Set a Rental/lease cap of 22 units (18%) units that may be rented/leased at any given time:**

**No more than 18 % (22 units) of the Bel Mare Condominium Association (The Association) may be leased at any given time to a Third Party. Any Owner engaged in leasing activities as of the date of this Amendment shall be allowed to continue leasing activities until said unit is sold or conveyed to a Third Party. These grandfathered units count toward the rental/lease cap. Any unit owner engaged in renting/leasing activity must, upon sale or conveyance of said unit, notify any potential buyer or person taking title that nor more than 18% of the units of the Association may be rented/leased at any given time to a Third Party. For the purpose of this provision, "Third Party" shall be defined as any person or entity who is not an Owner as that term is defined in the Declaration.**