

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
July 28, 2022

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, July 28, 2022 in the 2nd Floor Social room located at 130 Riviera Dunes Way. Keith Grady, Jeff Winsler, Morris Bencini and Joe Rizkallah were present in person. Dave Peterson was 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 10:00 a.m.

Proof of Notice

Toni Giliberti certified that proper notice was given.

Determination of a quorum - above

President's Report

President Grady gave a brief President's Report which will be attached to these Minutes. Items of discussion were the progress of Dixie's Painting and Waterproofing, followed next will be the remaining balcony re-tiling, update on the fire alarm recent sounding, and the Senate Bill – 4D.

Treasurer's Report

Morris Bencini gave a Treasurer's Report which will be attached to these Minutes.

COMMITTEE REPORTS

The Design and Aesthetics Committee displayed a sample board of ideas for the Lobbies and Amenity level enhancements to each of buildings #1 and #2 which will be presented to the Board at a future Board meeting so that these ideas can be considered by the Board for a 70% Owners vote. It was mentioned that the Kastner & Kastner quote will be in the approximate amount of \$70,000 per building for the Ground floor lobby and the Amenity level.

Maintenance Committee Chair, John Ollsen discussed the Senate Bill 4D and that he and Bill Horton will be monitoring its progress and implementation and will be following up on this topic. Their report will be attached to these Minutes. Keith Grady encouraged the Maintenance Committee to expedite the research in vetting the Structural Engineer for their Report of Bel Mare's structural integrity.

Gigi Stolper, Chair of the Landscape Committee, shared that the 14 Royal Palms have been inoculated for the bug infestation at a cost of \$35 per tree, The Landscape Committee will put together a list of 11 items to go before the Board for consideration of approval of some or all recommendations.

MAINTENANCE DEPARTMENT REPORT

Brian Miller, Maintenance Supervisor spoke briefly about items that are being tackled, normal day-to-day items - some of which may not be noticeable, others are on the operational side. Additionally, bids are being collected per the Maintenance Committee requests and will be forwarded to the Board after review by Toni Giliberti.

OLD BUSINESS

Discuss proposals from AB Electric & Karins Engineering regarding EV Charging study and information on EV Charging Stations

Morris Bencini lead the discussion about options that are available and potential costs directly to Owners/Association on free standing charging stations in designated owner spaces and/or free-standing charging stations perhaps to be located at the Fitness Center. Proposals are in review, but are cost prohibitive. A work-up study is in the works, which includes impact costs to include Insurance. Additionally, the State of Florida is planning a "Grant" program to help in the infrastructure costs. Morris Bencini and Jeff Winsler will be spearheading this project. All material will be shared at the appropriate time. An Ad Hoc Committee will be considered.

Designate "Dog Walk Relief" area

Keith Grady passed out an aerial view of the East Property (which will be attached to these Minutes). President Grady also referred to Minutes of April 28, 2011, where a past Board designated "Unanimously" on the location behind Building #1 as that area, inasmuch as Bel Mare only owned that area at the time.

The current Board is now designating the area to be the (East Property) behind Buildings #1 and #2 as the "Dog Walk Relief" area. After much discussion, Keith Grady asked for a Motion to designate the East Property as the "Dog Walk Relief area", made by Morris Bencini, seconded by Joe Rizkallah, 4 approved, 1 opposed. The Motion carried.

Discuss and consider approving the following topics and verbiage to be added to a Becker Ballot for an Owners vote: Rental capitation; Hanging the donated flag

- 1) Keith Grady shared a hand-out as prepared by the Association Attorney regarding a Certificate of Amendment to the Declaration of Condominium of Bel Mare (which will be attached to these Minutes), regarding Rental Capitation. After discussion, Keith Grady asked for a Motion to bring the Rental Capitation to a Becker Ballot, made by Morris Bencini, Seconded by Jeff Winsler, all in favor, Motion carried unanimously.
- 2) There is a desire to hang the donated American Flag on display in the Lobby of a Building. A handout regarding suggested verbiage for the Becker Ballot was read and will be attached to these Minutes. Keith Grady asked for a Motion to bring the "hanging of the donated flag" to a Becker Ballot vote, made by Morris Bencini, Seconded by Jeff Winsler, all in favor, Motion carried unanimously.

NEW BUSINESS

Discussion and clarification of Contractor trucks being prohibited from parking in the garages of BelMare (6.5.11)

It was discussed that although the Association desires not to allow contractor vehicles in the parking garage, the condo docs do not clearly support this prohibition.

Discuss and ratify Items #14 to #16 on the Agenda and as read by Keith Grady. Keith Grady asked for a Motion to ratify all of these items as written, made by Morris Bencini, Seconded by Joe Rizkallah, all in favor, Motion carried unanimously. Because there is now a modified and confirmed total of 14 Royal Palm trees, the cost of \$495 does not need to be ratified. Keith Grady asked for a Motion to approve, made by Morris Bencini, Seconded by Jeff Winsler, all in favor, Motion carried unanimously.

Discuss and consider approving the replacement of the AC in Owner's Workshop in Building #2, as proposed by Custom Air & Plumbing (\$5,743)

Keith Grady asked for a Motion to approve, made by Morris Bencini, Seconded by Joe Rizkallah, all in favor, Motion carried unanimously.

Approval of Joanne Peters as a new Landscape Committee Member

Keith Grady asked for a Motion to approve Joanne Peters as a new Landscape Committee member, made by Morris Bencini, Seconded by Joe Rizkallah, all in favor, Motion carried unanimously.

Approval of Becky Mallari as the Chairperson of the Event Planning Committee

A Chair of a Committee is chosen by that Committee. Because Becky Mallari is already on that Committee, Board approval is not necessary.

Discuss and consider approving the repairs to the Lightning Protection on the roofs of Building #1 (\$3,150) and Building #2 (\$2,900) with All South Lightning Protection

Discussion to the cause revealed liability split between painting contractor, roof cap contractor and Bel Mare. Board decided to pay bill and seek recovery from contractors, if appropriate. Keith Grady asked for a Motion to approve, made by Morris Bencini, Seconded by Jeff Winsler, all in favor, Motion carried unanimously.

Adjournment

With no more business to come before the Board, Mr. Grady moved that we Adjourn the meeting at 12:17 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.

July 2022 Board Meeting Presidents Report

I am pleased to announce that Dixie Construction is projecting the middle of August as their completion date. This is predicated on good weather, which we have not lately. They will have a presence until all incidental issues are cleared. The identified patios that require replacement may take additional time.

Activation of fire alarms:

Thursday's issue was a faulty smoke detector located in the owner's workshop in building two.

Friday afternoon at 3pm Josh of fire brigade arrived to replace the smoke detector.

While investigating the faulty smoke detector Josh found the alarm panel had a second fault that was a concern.

This issue took Josh until 6pm to locate and diagnose.

The issue that was found was on the 6th floor in a power supply for the strobe lights where the backup batteries leaked and caused a shorty.

Saturday

Wind driven rain damaged 2 manual pull stations, one located at the n.e. exit of the garage leading to the fitness center, the other was also a manual pull station located at the exit to the dog park.

Nick of Fire Brigade arrived Monday afternoon to make the needed repairs.

Florida Senate Bill 4D:

Our Bel Mare Condominium falls under the governance of this new bill. We have some mandated activities including administrative forms, a structural integrity reserve study inspection, revises the requirements for associations to fund reserves, plus other funding requirements. This bill will have a financial effect on our reserve budgeting process and ultimate reserve budget. You will hear more about this subject during our meeting today.

Bel Mare Condo Assoc. Board Meeting

July 28, 2022 Treasurer's Report

1. Ended June with an operating cash balance totaling \$106,046.

June 2022 Restricted Cash Balances:

Contingency Funds	\$ 366,036
Reserve Cash	<u>\$2,009,675</u>
Total Encumbered Cash	<u>\$2,375,711</u>

2. Balance on Note Payable is \$146,831
Balance on Premium Financing is \$178,998 for the 2022-23 insurance premiums.
3. Negative variance totaling (\$5,800) for month of June mainly due to maintenance expenses including the exit gate motor replacement. YTD positive variance totals \$22,200 mainly due to labor, legal, security under budget.
4. The weatherproofing and painting project remains expected to be completed by mid-August.
5. The UBS account has been invested in the CD ladder with UBS. June balance was \$1.83 million. Current balance is \$1.85 million. Newer CD investments are now yielding over 3% return.
6. Budget workshop to be held at 2:00pm on Friday to discuss preliminary 2023 budget.

The new law covered in Florida SB – 4D and its potential impact on Bel Mare:

As most of you know Florida Senate Bill -4D was signed into law this year. It is our state government's reaction to the Champlain Towers collapse and is meant to prevent a reoccurrence. Although it has already been signed into law, the final compliance date was delayed until December 2024 to give associations time to comply. All condominiums over 3 stories, in the State of Florida, have a lot to accomplish to fulfill the requirements of the new law.

The law will require that reserve funding for structural elements of our buildings be fully funded. Although we expect the law will be tweaked over the next two years, we do not expect its basic requirements to change. Hopefully some of the building components will be eliminated and a longer path to full funding will be incorporated, but nothing is a given. With that in mind we feel it's very important we start preparing now.

We have provided the Board with a detailed outline of the law and a suggested timeline for the steps we recommend taking to prepare us for compliance.

The new law will result in a substantial increase in our assessments. Although we have not completed an estimate of the increase or determined the timing for achieving the fully funded reserves it is most probable reserve funding could substantially increase possibly by a factor of 2 to 3 times.

Bel Mare is in better shape than many condominiums as we already have significant reserves. That being said the complexity of our property, IE raised amenities deck with pools, etc., will result in much

higher reserve requirements than the more conventional condominium designs.

As one of the first steps we feel it is very important that a thoughtful and detailed vetting of the firm or firms and the individuals involved in doing our structural integrity reserve study be accomplished. It is highly probable the same firm and individuals would be conducting our milestone inspections when they are due. They actually can have a major impact on our future costs. With that in mind we would like to suggest the maintenance committee be allowed to participate in the selection process.

From: giselle stolper

Subject: Landscape Committee Report to Board - July 28, 2022

- 1) Approved proposal for Bel Mare to participate in RD community-wide action to treat Royal Palms to prevent spread of deadly disease noted in neighboring RD Royal Palm trees. We will treat 14 Royal Palms on our property.
- 2) Reviewed 2022 Landscape budget to date and created a Project List of priority recommendation for remainder of year to submit to Board for approval. Will highlight a few projects.
- 3) Submitted 2023 Landscape detailed budget request for consideration at June Finance Committee.

Thanks.

Gigi

Event Committee Report

- Private Facebook Page for Bel Mare has been set up and we have 57 residents have signed up to be a part of the group. We will calendar and post events as well as post pictures from the events.
- Ongoing monthly Thirsty Thursday Get together in the Social Room Building 1
- Welcoming Committee Formed- working on a welcome packet to be given to new residents with a condensed quick reference guide as well as a group that have offered to give tours of the facility or be a point of contact should they have any questions.
- Working on establishing a monthly card game night in addition to the Bunko which due to need is only done now in season.
- Implementation of all events will be publicized on bulletin board in elevators and the Facebook page. Always looking for suggestions as well as volunteers.



Becker Ballot information:

Your Bel Mare Board of Directors would like for you to consider voting "yes" for the following proposals:

Rental Restrictions

In order to protect your investment in Bel Mare Condominiums, the following information is offered for your review:

Absentee unit owners will not be as invested in the building and are more likely to reject increases in maintenance expenditures or fees needed for large capital projects in favor of maximizing their profits.

Too many rentals will have a negative impact on the Master Insurance policy.

Many lenders will not approve a mortgage on a unit located in a building with a large percentage of renters. This will impact prospective buyers and current owners trying to refinance.

This Instrument Prepared By:
J. Derrick Maginness
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, FL 342362

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
BEL MARE, A CONDOMINIUM**

The undersigned officers of The Bel Mare Condominium Association, Inc., a not for profit Florida corporation (the "Association") organized and existing for the purpose of ownership, operation, improvement and management of certain of the common areas of the development known as "Bel Mare" according to the Declaration of Condominium of Bel Mare, a Condominium, and all amendments thereto (the "Declaration"), the Articles of Incorporation of Bel Mare Condominium Association, Inc., and any amendments thereto ("the "Articles of Incorporation") and the Bylaws of the Bel Mare Condominium Association, Inc. (the "Bylaws"), (the Declaration, Articles of Incorporation, and the Bylaws collectively referred to as the "Governing Documents") thereof as recorded in the public records of Manatee County, Florida as DKT #2429388, and all amendments thereto, any reference to the Governing Documents herein shall also include the Rules and Regulations of the Association ("Rules"), hereby certifies that the following amendment to the Declaration was duly adopted in the manner provided in the governing documents of the Association and applicable law, including members of the Association holding at least 70% of the Voting Interests of the entire Membership of the Association.

(Additions indicated by underlining, deletions by ~~striketrough~~)

1. Amendment to Article XII Maintenance of Community Interest to add the following:

12.2.8 Unit Owners shall not rent or lease any Unit or enter into any rental or lease agreement for the rental of any Unit for 24 months from the date that the Unit Owner becomes record owner of legal title to the Unit.

12.2.9 At no time shall the number of Units rented exceed 16 of the 124 Units of Bel Mare Condominium Association, Inc. Any application for lease or rental approval which would result in the rental of more than 16 Units shall be denied. All rented or leased Units must register with the Association by January 15 of each year or be subject to a fine of \$100.00 per day for each day the rented unit fails to register with the Association which fine shall continue until such time as the registration is complete. The Board of Directors shall promulgate and amend rules and regulations for enforcing this section.

**BEL MARE CONDOMINIUM
ASSOCIATION, INC.**

By: _____
Keith Grady, President

Attest: _____
Jihad Joe Rizkallah, Secretary

WITNESSES:

(Print Name)

(Print Name)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 2022, by Keith Grady, as President, Bel Mare Condominium Association, Inc., a not for profit Florida corporation, on behalf of the company, who is personally known to me _____ or has produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____
(Insert Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 2022, by Jihad Joe Rizkallah, as Secretary, Bel Mare Condominium Association, Inc., a not for profit Florida corporation, on behalf of the company, who is personally known to me____or has produced _____ as identification.

Notary Public
Print Name: _____
My Commission Expires: _____
(Insert Seal)

Verbiage for the Becker Ballot regarding the Mounting of the donated American Flag:

Last Memorial Day, building 1 residents Bob and Sandy Fladry donated to Bel Mare an American Flag that was flown over the USS Arizona Memorial in Pearl Harbor, HI. This flag is folded and enclosed in a presentation case. Accompanying this Flag is a plaque depicting the origin and significance. It is the desire to display this flag and plaque in the lobby of our building. The flag is removable from its case so that we may fly it on our flagpole on Memorial Day, Veterans Day, Fourth of July and Pearl Harbor Day. This request is deemed a Material Change therefore requiring an owner's vote. Below you will find the options.