

BEL MARE CONDOMINIUM ASSOCIATION, INC.

SPECIAL MEMBERSHIP MEETING NOTICE

A SPECIAL MEMBERSHIP MEETING of the **BEL MARE CONDOMINIUM ASSOCIATION, INC.** will be held at the following DATE, TIME, AND LOCATION:

DATE/TIME:

Thursday, September 15, 2022 at 2:00 PM

LOCATION:

Bel Mare Social Room, Building 1, 130 Riviera Dunes Way, Palmetto, FL 34221

If you cannot attend in-person, you may attend the meeting via conference call by calling 1-540-792-0044 and entering access code 330837.

The purpose of the Special Membership Meeting is to vote on issues relating to the amendment to the Condominium Declaration, the Material Alteration of certain Common Elements and issues connected to reserves and to conduct business as permitted by Florida Statutes and the governing documents of the Association. Agenda items are as follows:

1. Call to order by the President
2. Proof of notice of the meeting
3. Call for proxies
4. Determination of a quorum
5. Open the meeting
6. President's or Treasurer's Report
7. Unfinished business
8. New business
 - Vote on Material Alteration to Mount the donated American Flag in Building 1 of Common Area
 - Vote on Material Alteration to grade the East Property to address flooding and drainage
 - Vote on Material Alteration to add additional Cameras around the Property
 - Vote to store tools in the Workshop
 - Vote to Amend Declaration to add Rental Restrictions
9. Adjournment

A quorum of Association Members must be present at the meeting in person or by proxy in order for the business of the Association to be conducted. It is therefore VERY

IMPORTANT for you to either attend the meeting or to submit a proxy in connection with your vote prior to the meeting.

If a Member is unable to attend the meeting and wishes to vote by proxy, please note the following information about proxies. A proxy form meeting the requirements of the law is enclosed with this notice for Members Only, if needed.

- 1) A proxy is for the purpose of appointing another person to vote for you. It must be signed by the Member authorized to vote for that particular Unit.
- 2) The proxy should be submitted to the Management Office, 130 Riviera Dunes Way, Palmetto, FL 34221, by September 15, 2022 at 10:00am, prior to the scheduled time of the meeting. A signed and completed proxy can be returned via mail, or be hand-delivered, either by you or your proxy. **It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.** The Proxy must be submitted to the Association Secretary prior to the start of the meeting or the Proxy will be deemed invalid and not count towards a vote or quorum.
- 3) If the Member appoints a proxy and later decides they will be able to attend the meeting in person, they may withdraw their proxy when they register at the meeting.
- 4) A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.

Mailed: August 24, 2022

BY ORDER OF THE BOARD OF DIRECTORS



COVER LETTER

TO: BEL MARE OWNERS

FROM: BEL MARE BOARD OF DIRECTOR'S

This cover letter outlines the details of each item that you will be voting for. Your vote is very important! The following changes require a 'yes' vote of at least 75% for issues 1,2,3 and 4 and a "yes" vote of at least 70% for issue #5 to proceed.

Please vote now. All votes must be received by September 15, 2022 before the 2:00pm Meeting.

You only need to submit one ballot. You can vote electronically by Becker Ballot, drop off a paper copy at the Management Office or mail a paper copy to 130 Riviera Dunes Way, Palmetto, FL 34221.

1. 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 building 1 (In the event that a second flag is donated, it will be displayed in building 2 in the same location). 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.

2. Grading of the East Property:

The property to the east of our buildings is often muddy or under water during rains and for some time after. It also has many areas that do not allow grass to grow. Your Board is proposing the grading, installation of storm drainage, an irrigation system and sodding on Bel Mare's East Property. This expense is provided for in the current budget using funds from the sale of Bel Mare's North Property in 2020 and is estimated to cost approximately \$50,000.

3. Addition of Cameras Around the Property:

Currently Bel Mare has a camera system on the property that totals 27 cameras. Although these cameras are helpful for safety, security and vandalism detection, there are entry doors and key areas that are not covered. The Board proposes that 11 additional cameras be added to the system to properly cover certain areas of the property that are currently unmonitored. The cost of this security camera expansion is approximately \$33,000. This expense is provided for in the current budget using funds from the sale of our North property.

4. Workshop Tool Storage:

Owners have requested to be allowed to temporarily store personal tools inside the workshops. There would be rules and limitations established, including making them available for use by all owners. These workshops are designated as a common area and require an owner's vote to allow for this.

5. Rental Restrictions:

Your Board feels that if Bel Mare has too many rental units, it will reduce the overall value of our community. A high number of rental units will increase the Association's maintenance costs and make getting general insurance more difficult and expensive. 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. **Please see the proposed Amendment included in this mailing.**

LIMITED PROXY

The undersigned, owner(s) or designated voter of Unit#_____ in Bel Mare Condominium Association, Inc., appoints

as my proxy holder to attend the meeting of the members of the Bel Mare Condominium Association, Inc., to be held on September 15, 2022 at the Bel Mare Clubhouse, 130 Riviera Dunes Way, Palmetto, FL 34221 at 2:00 p.m. in Palmetto, Florida.

The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

LIMITED POWERS: (For your vote to be counted on only specific issues, you must identify the specific issue below and indicate your preference in the blank(s) provided below.)

I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as indicated below:

- 1. Vote to Approve or Disapprove of the Material Alteration to the Building 1 common area by displaying an American Flag donated to the Condominium that was flown over the USS Arizona Memorial in Pearl Harbor, HI. This flag is folded and enclosed in a presentation case, along with a plaque depicting the origin and significance. The flag is removable from its case and will be flown on the condominium flagpole on Memorial Day, Veterans Day, Fourth of July and Pearl Harbor Day.**

_____ Approve _____ Disapprove

- 2. Vote to Approve or Disapprove the grading of the East Property as provided in the current budget using funds from the sale of Bel Mare's North Property in 2020. The cost is estimated at \$50,000.00 and the purpose is to proceed with the installation of storm drainage, grading, installation of an irrigation system and sodding on Bel Mare's East Property.**

_____ Approve _____ Disapprove

- 3. Vote to Approve or Disapprove of the material alteration to add eleven additional surveillance cameras to assist in the safety, security and vandalism detection. There are currently 27 cameras and the addition of the eleven cameras would decrease the amount of common areas that are unmonitored. The cost to install the cameras is approximately \$33,000.00 and is provided for in the current condominium budget using funds from the sale of the North Property.**

_____ Approve _____ Disapprove

4. **Vote to Approve or Disapprove the allowance of storage of personal tools inside the Workshop(s). The Workshop(s) are designated as common area and to allow personal storage of tools in the common area requires member approval. The personal tools being stored in the workshop are available for use to all members. If approved, the Board of Director's shall promulgate rules and regulations for enforcement.**

_____ **Approve** _____ **Disapprove**

5. **Vote to Approve or Disapprove of the Amendment to Article XII, Maintenance of Community Interest to add new sections 12.2.8 and 12.2.9 (Please see full Amendment attached).**

_____ **Approve** _____ **Disapprove**

Dated:

Signature(s) of owner(s) or designated voter

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, designates _____
to substitute for me in the proxy set forth above.

Dated:

Proxyholder

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN 90 DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

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)