

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
December 12, 2022  
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Monday, December 12, 2022 in the 2nd Floor Social room located at 130 Riviera Dunes Way. Nancy Benavides, Keith Grady, Jeff Winsler, Joe Rizkallah and Ron Frump were present in person, constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; represented Castle Group.

**Call to Order**

Ms. Benavides called the meeting to order at 4:00 PM.

**Proof of Notice**

Toni Giliberti certified that proper notice was given.

**OLD BUSINESS**

**Discuss and consider an alternate date for the removal of the items from the Workshops of Buildings #1 and #2 and how best to have a Committee involved with the content removal.**

Jeff Winsler submitted a Motion to defer the potential removal of the personal items in the Workshop to June 1, 2023. Seconded by Ron Frump, all in favor, ***Motion unanimously carries.***

**NEW BUSINESS**

**Discuss and consider approval of naming Morris Bencini as an Officer of the Association, providing him the continued authority to continue to oversee the financial partners, as directed by the Board, and cover him on our D and O Insurance.**

Jeff Winsler explained that Morris Bencini has made great strides in creating working Relationships with the BelMare Financial Institutions and Castle. Because of this, the Board would like to have Mr. Bencini continue as the contact person for keeping these relationships and making decisions as Directed by the Board. This is not the first time that Mr. Bencini has been made an Officer. Keith Grady made a Motion to approve Morris Bencini as an Officer of the Association/Assistant to the Treasurer of the Board, Seconded by Joe Rizkallah, all in favor. ***Motion unanimously carries.***

**Schedule a Planning Meeting for early January, 2023**

After discussion, a meeting date of January 18, 2023 at 1:00 has been established for the next Board of Directors Meeting.

**Adjournment**

With no more business to come before the Board, Ms. Benavides moved that we Adjourn the meeting at 4:20 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.