

Bel Mare Condominium Association, Inc.  
Annual Meeting Minutes  
December 7, 2022  
FINAL

A meeting of the Membership of Bel Mare Condominium Association, Inc. was held on Wednesday, December 17, 2022 in the 2nd Floor Social Room located at 130 Riviera Dunes Way. Keith Grady, Jeff Winsler, Joe Rizkallah, Morris Bencini and Dave Peterson were present in person, constituting a quorum of the Board. Toni Giliberti, LCAM, Onsite Manager; and Marie Sargeant, Assistant Property Manager represented Castle Group.

**Call to Order**

Keith Grady called the meeting to order at 5:00 PM.

**Proof of Notice**

Toni Giliberti certified that proper notice was given.

Keith Grady opened the Meeting.

**Collect all ballots not yet cast**

No additional ballots were presented at the meeting.

**President was present in person, calling of the Roll and certifying proxies complete.**

**Proof of Notice – properly Posted according to Florida Statute.**

**Reading and disposing of any unapproved Minutes** – None currently.

**Reports of Directors** – None currently.

**Reports of Committees** –

Morris Bencini, Treasurer, gave a brief report of the financial stability of Belmare as of October 31, 2022 (copy of the report will be attached to these Minutes).

Gigi Stolper gave a brief report of the Landscape and thanked Brian for his involvement with P & L Landscape. The Committee feels that currently, the goal is to “not” replace P & L but has hopes to bring them up to their expectations. There are two “approved” projects which hopefully will be done by the end of the year. They are the trimming of the Palms on the Amenity Level and the planting of the Palms, also on the Amenity level. Gigi asked for additional volunteers as of the first of the year.

Deb Sperry thanked all owners for their generosity with the Fundraising of Mt. Carmel which brought many toys and monetary gifts totaling \$1,590.

Because the final vote tally was not yet determined, Owners were asked to speak, comment and suggest.

An Owner asked for the Board to consider replacing the current conference facility with a better way for “virtual” meetings. At times, it is most difficult for the Owners on the phone to hear the Board.

Another Owner asked for Owners to get involved in Committees. There is a need for more than a handful of Owners who participate. The Board mentioned that a list of current Committees will be available at a future Board meeting in 2023 for volunteer “sign-up”.

The Workshop was discussed as the deadline date for the “clean out” of the rooms in Buildings #1 and #2 is now January 2, 2023. The Board briefly discussed having a short Board meeting before the end of the year to extend that date and the future for the stored items in the room.

### **Election of Directors and results**

After the Election Monitors count, it was determined that the three individuals with the majority of votes are (alphabetically listed): Nancy Benavides, Ron Frump and Keith Grady.

Mr. Grady thanked Morris Bencini for his never-ending work on the Board and Dave Peterson for his involvement.

Mr. Grady asked for a Motion to Adjourn the Annual Membership Meeting, Moved by Morris Bencini, Seconded by Joe Rizkallah. All in favor. ***The motion carried unanimously.***

Meeting was adjourned at 5:39 PM.

Respectively Submitted,  
Toni C. Giliberti, On-Site Property Manager  
On Behalf of Bel Mare Condominium Association, Inc.