

# 2023

## HAPPY NEW YEAR

Bel Mare Condominium  
Quarterly Newsletter

January 2023

### PRESIDENT'S MESSAGE

Happy New Year to my fellow Bel Mare owners and residents.

May 2023 be kind to all of us!

On behalf of the board of directors, thank you for your vote of confidence that each of us will serve you well as your representatives overseeing this fantastic place we all call home. Your participation at the board meetings and your involvement on committees is necessary to ensure your voice is heard as the board makes decisions in the operations of Bel Mare.

Within the owners and residents of Bel Mare exists the wealth of knowledge and experience that will allow us to maintain the amenities of this "fashionable, upscale" property we all bought and ensure our condominium association continues to be fiscally sound. Please give thoughtful consideration as to which of these committees you will contribute your input and expertise:

- Communication and Website
- Design and Aesthetics
- Events Planning
- Landscape
- Fining
- Finance
- Maintenance
- Security, Policies, Conduct

Our first board meeting of 2023 will take place on

**January 18th at 1 pm** in the social room of building 1.

We look forward to seeing all of you there.

Nancy Benavides, President

Bel Mare Condominium Association Board of Directors



#### Management Office

Mon.—Fri. 8:00 am—4:30 pm  
941-729-5891

Toni Giliberti, Property Manager

#### Maintenance Office

Mon.—Fri. 8:00 am -4:00 pm

Brian Miller Maint. Supervisor

Jay Griggs, Maint. Technician

Emergency Phone number for  
after hours is 1-800-337-5850

#### Guard House

Mon.—Fri. 1:00 pm -10:00 pm

Sat.—Sun. 8:00 am -10:00 pm

941-723-8789

# Neighborhood News



The 2022 Annual Bel Mare Mingle Jingle, hosted by Fred and Deborah Sperry, was a huge success as over 55 residents attended the December 2nd Friday evening event. Residents shared delicious appetizers and irresistible holiday sweets accompanied by the Sperry's Holiday Poinsettia drink!

The Sperry's would like to thank all who supported the Mount Carmel Resource Center of Palmetto by bringing unwrapped toys and money donations. A car full of toys and donations in the amount of \$1,590 were delivered.

Thank you all and Happy Holidays!



## Welcome New Neighbors

October

November

December

**\*No new move in's this quarter!**



## REMINDER

Please be sure to pick up your packages in a timely manner and always double check the name to be certain that you are picking up the correct package and not your neighbors!

# EVENTS AT BEL MARE

## A NOTE FROM THE EVENT COMMITTEE CHAIR, BECKY MALLARI

As we start the New Year, I would like to take this opportunity to thank everyone that participated in the events. I believe that this involvement helps to build a sense of community that makes Bel Mare a great place to call "HOME".

I love the great group of volunteers that serve on the board and help to make these events possible. In 2022 we started a monthly happy hour and a card/game night. Bunko started back up this fall and has been very well attended. With the new Facebook private page we were able to promote these events and also share any concerns or ideas.

We are always looking for input so please email me at [lolabecky55@gmail.com](mailto:lolabecky55@gmail.com) or call me 941-544-6003 if you have any suggestions, or more importantly would like to help implement those ideas.

I look forward to a fun and eventful year. Save the Dates and hope to see you there!

Becky Mallari

## BEL MARE'S FACEBOOK PAGE IS LIVE!



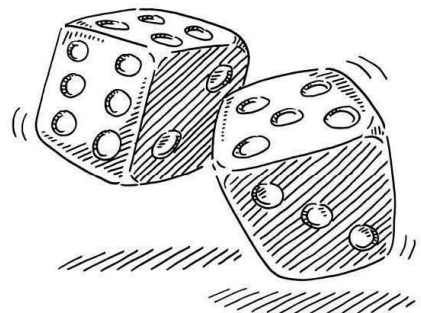
Want to know the latest information on Happy Hours, Ladies Bunco Meets, area trips, board meetings and even recommendations for a plumber? Don't be out of the know!

Need help? Contact [darrylgoldman@gmail.com](mailto:darrylgoldman@gmail.com) or [lolabecky55@gmail.com](mailto:lolabecky55@gmail.com)

Already a Facebook user? Request to be added to **Bel Mare Condos**



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# EVENTS AT BEL MARE

## BELMARE EVENT COMMITTEE CALENDAR

# 2023

JANUARY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**Special Event Party**  
**Jan 1** New Year's Day Party -Brunch  
 @11:30a-1:30p Social Room 1

**Feb 3** Italian Night -The Vitori's  
 @6:00pm Social Room 1

**April 7** Theme Dinner -The Fladry's  
 @6:00pm Social Room 1

**Dec 1** Annual Christmas Party - The Sperry's @6PM Building 1 Lobby

APRIL						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

FEBRUARY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

**GAMES/POKER NIGHT**  
 @ 6PM - Social Room 1

**THIRSTY THURSDAY HAPPY HOUR**  
 @5:30PM - Social Room 1

MAY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MARCH						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**BUNCO BABES**  
 @ 6-9PM - Social Room 2

**JAN-17** HOST=DEBORAH SPERRY

**FEB-21** HOST=JOYCE HORTON

**MAR-21** HOST=DEBORAH SPERRY

**APR-18** HOST=JOYCE SPERRY

**MAY-16** HOST=JAN SMITH

**JUN -20** HOST=JAN SMITH

JUNE						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

# COMMITTEES OF BEL MARE

## **Finance Committee Report, submitted by Morris Bencini**

First.... Bel Mare made it through Hurricane Ian relatively unscathed. While we had several palm fronds blown down, a lanai pane of glass and several fan blades blown off, we were VERY fortunate that the brunt of the storm passed us to the south and east. Our total damages were very minimal, and we did not have to file an insurance claim. We would like to thank the staff for getting the grounds buttoned-down and helping to avoid any additional damage that could have resulted from the high winds.

Through October 31st , we are approx. \$6,000 behind on our P&L budget due to several minor variances. Overall, we have tracked close to budget with just a few minor variances for the year.

The painting and water-proofing project was completed ahead of schedule and under budget. The final positive variance for the painting contract totaled approximately \$160,000 and resulted from the better-than-expected condition of the stucco and concrete leading to less repair work. This was offset by the remediation of lanai tiles in nine units that totaled almost \$140,000.

The final budget for 2023 was approved with a resulting increase of quarterly dues to \$4,100. This is almost totally due to two significant items:

1. The insurance renewal for 2022-23 has resulted in an additional 19% increase in premiums. This equates to \$71,000 in the insurance budget for 2023.
2. The reserve study completed in June 2022 resulted in a \$267,000 annual increase in reserve funding due to inflationary cost increases, the required change to full roof replacements in 2026 (rather than a liner), and the addition of the cost of lanai tile replacements in the next 10 years due to degradation of the membrane liners.

These two items represent \$338,000 of the total \$379,000 budgeted increase in expenses.

The legislature is in session and considering changes to both the state insurance programs and the impact on condo reserves due to the law passed last Spring mandating funding for certain structural components in condo reserve studies. These issues play a HUGE part in impacting our annual budget. We are closely monitoring any prospective changes and the impact they have on our future dues.

## **Maintenance Committee Report, submitted by John Ollsen**

Over this past quarter the maintenance committee continued the prequalification process to secure an engineering firm capable of supporting Bel Mare's Senate Bill 4D compliance. To-date we have met with 2 engineering firms and will continue this effort into the New Year. It is understood that engineering firms capable of evaluating a facility like Bel Mare will be in short supply. A factor in finalizing our recommendation rests with clarifications to the Senate Bill itself. It is expected this will occur in the next regular legislative session in March.

Committee Reports Continued on next page.....

# COMMITTEES OF BEL MARE

Committee Reports Continued.....

The Maintenance Committee was also requested to evaluate a Building Management System referred to as Building Link. It was a unanimous decision to procure a license to use Building Link software for our building maintenance management and later for managing our Bel Mare website. The committee also completed an evaluation of the service elevator vestibule engineering report focused on controlling outside airflow via the service elevator shafts.

We are continuing our efforts to identify areas in which we can cut costs. This includes FPL energy survey, water usage, vendor contracting strategies and more. We would welcome anyone's suggestions on areas that can be evaluated for cost savings

We have had several vacancies on the Maintenance Committee and are reaching out to owners who would be interested in joining the Committee.

## **Landscape Committee Report, submitted by Gigi Stolper**

The Landscape Committee wishes a very happy holiday to all our Bel Mare neighbors. We hope the festive red color of our geraniums that greet you upon entering put you in the holiday spirit!

Looking back over the year, the Committee can proudly point to over 15 successfully completed projects. Some projects are highly visible and easy to spot, like the planting of new and colorful annual beds in Spring and Fall. Other projects are not as visible to the eye, but still important to keep our beautiful palm trees and foliage happy, healthy, and sustainable. Such activities include special fertilizations, inoculations, and various treatments to prevent disease.

Of course, we always lose some plants over the natural course of time. This year, a number of them were replaced and some are still recovering from the high winds of Hurricane Ian. Last but not least, the Committee was very pleased to see newly planted Christmas Palm tree replacements in the planters on the Building 1 Amenity Deck. Please know this project is not yet complete. Plants will be added around the trees in a few months, once the palms have a chance to settle into their new "homes."

All of us on the Committee are dedicated to keeping Bel Mare beautiful. Our hard work and accomplishments would not have been successful without the enthusiastic support of our Board liaison, David Peterson and the rest of the Board members. What's more, Toni and Brian from the management team were invaluable partners and kept our vendors engaged in the landscaping projects.

We hope other neighbors will join our Committee in the new year. We welcome your ideas and participation.

## The Manatee River Holiday Boat Parade



Jeff and Christine Winsler and Crew



Tony and Terri Chaviano  
with their crew



The Manatee River Holiday Boat parade was held on Saturday, December 10th. There were over 25 boats participating in the event, including some of your neighbors!. Viewing sites were from the Green Bridge Pier, the Riverhouse Waterfront Restaurant, along the Bradenton Riverfront and at Pier 22 Restaurant. For more information about more upcoming Bradenton events, visit [www.cityofbradenton.com/events](http://www.cityofbradenton.com/events) or [www.realizebradenton.com](http://www.realizebradenton.com)



**BRADENTON AREA**  
**RIVER**  
**REGATTA**  
PALMETTO • BRADENTON

The Bradenton Area River Regatta, Manatee County's largest and FREE civic event, resumes February 11, 2023].

This popular event takes place right outside our neighborhood on the Manatee River! Although this years schedule of events is not out yet, in the past it has been action packed with activities such as: speed boat races of various classes of boats, live music, fireworks and other entertainment. Special kid zones are set up and lots of food and drink stations! Check [www.bradentonarearegatta.com](http://www.bradentonarearegatta.com) for a schedule of the events.



When you live in paradise, this is what we get.... Another beautiful sunrise! This picture was submitted by Keith Grady. If you'd like to see more sunrises and sunsets, go to our facebook page!



As editor of the Bel Mare Quarterly Newsletter, I am always looking for fun and interesting information to include. If you have ideas, pictures or articles for submission contact me at

[christinewinsler@gmail.com](mailto:christinewinsler@gmail.com)

The next newsletter will be published in March for distribution on April 1st!

If you are interested in publishing the newsletter or would like to assist, I am looking for someone to take over—or just help out! Publishing this newsletter is not difficult. Most of the content is submitted to me and I have a lot of freedom to include items and information. I use Microsoft Publisher and have all the back copies that I have created for easy reference. Reach out to me for a no obligation conversation!



## Birds of Bel Mare:

### The Feathered Torpedo

by  
Valerie Biebuyck

Have you ever noticed something that looks like a large, grayish-brown feathered torpedo plunging from the sky into Lake Bel Mare? If you have, it likely is a Brown Pelican.

Brown Pelicans feed by diving into the water, stunning small fish with the impact of their large bodies, and scooping them up in their huge bills that are essentially expandable throat pouches. The bird catches fish underwater – along with a lot of water. When it surfaces, the pelican points its bill downward to allow the water to drain out, then tosses its head back and points the bill upward to swallow the fish.

Brown Pelicans are a familiar sight in Florida. They prefer shallow coastal waters especially on sheltered bays, but can also be seen well out to sea, and may appear on fresh water lakes inland. Bel Mare is fortunate to have attracted regular Brown Pelican visitors to its lake.



Photo by JC Biebuyck

They nest in colonies on the ground, on low trees such as mangroves, or on the cliffs of islands. The male gathers material such as sticks and debris for the nest, and the female builds it. She then lays between two and four eggs that are incubated for a month by both parents. They put their webbed feet over the eggs to keep them warm. Both parents also feed the young after they have hatched. For the first ten days, they leave regurgitated food at the bottom of the nest for the newly-hatched chicks to eat. After that, the chicks eat regurgitated food directly from their parents' bills. At about five weeks, young leave the nest and gather in groups. Parents seem to be able to recognize their own offspring in these gatherings. Young can fly at around nine to twelve weeks, but it takes three to five years to fully mature.

The species was seriously endangered in the 1970s because of the pesticide endrin (which killed the birds) and DDT (which caused their eggs to have thin shells that broke under the weight of incubating parents). DDT was banned in 1972, and this helped to enable Brown Pelican populations to rebound. As they live primarily near coastal waters, Brown Pelicans remain highly susceptible to oil spills. If the birds dive through oil slicks while foraging for food, their feathers become saturated and cause them to suffer hypothermia or drown. If they can still fly, they may get poisoned by eating oil-tainted fish, or they may contaminate their nests and young. Because they take several years to mature, interruptions to their breeding and life-cycles can be devastating.

Don't confuse Brown Pelicans with White Pelicans, which also visit Bel Mare regularly! Brown Pelicans can sometimes appear white, but White Pelicans are larger and don't plunge into the water for food.

After breeding season, flocks move north along both the Atlantic and Pacific coasts, returning to warmer weather in the south by winter, like many Bel Mare residents, to share our beautiful home.