

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
January 24, 2023
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Tuesday, January 24, 2023 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 5:00 PM.

Proof of Notice

Toni Giliberti certified that proper notice was given.

President's Report

None at this time

Treasurer's Report

Jeff Winsler, Treasurer, advised that the December, 2022 Financials would be available to BelMare shortly. There have been no major changes since the prior Treasurer's Report.

Committee Reports

Gigi Stolper advised that there will be a first walk around tomorrow regarding this year's undertaking and planned projects. The Notice is Posted and anyone is welcomed to join. Gigi also announced that there will be a dramatic trim/cut that will be noticed throughout the property, which will promote growth. This will begin on February 7th.

Maintenance Report

Brian Miller shared that the back door replacements to the service hallway continue to be in progress for obtaining proposals. It is estimated that each door will be approximately \$5,000 each. The other topic is the domestic water pump booster has failed and in need need of replacement. This is an item that the Board will consider approving later during this meeting. This part is 3 weeks out for installation.

Old Business

None at this time

NEW BUSINESS

Discuss and consider approval of Building #1, 20 HP pump motor #2 for the domestic water pump at a cost not to exceed \$5,700 (installed) as proposed by Mader Electric. This is a Reserve Item.

Keith Grady made a Motion to approve the expenditure of the "not to exceed" \$5,700 domestic water booster pump seconded by Jeff Winsler, All in favor, **Motion carries unanimously.**

Discussion on items the Board of Directors would like to accomplish during 2023

List of 10 items attached to these Minutes

Item #1 on List:

President Benavides stressed that the current Governing Documents “clean-up” to remove Developer reference should be removed, some policies are in violation, the Master Association has successfully completed this same thing and a Committee will be formed to proceed. Input is requested and urged. This will need Owners votes. Please get involved, participate, spread the word.

Deborah Sperry shared the procedure that the Master Association went through with the Audience. Attorney involvement is crucial, together with President and Vice President for the “clean-up/update”, new Florida Statute items, required by Law were added. Deborah Sperry offered to help BelMare through this process. This Committee will be assigned to the Strategic Planning Committee.

Item #2 on List:

The topic to accept “Donations” will be assigned to the Security, Policies and Conduct Committee for proper procedure.

Design & Aesthetics Committee will continue to develop their plans for a complete lobby makeover and present it to the Board for consideration and an eventual Owner vote, if required. Reserve Line Item for funds will be identified.

Items included in the discussion that were present in the past and that had been damaged due to water intrusion have never been replaced due to limited Funds.

The Committee has been assigned to determine what is “Maintenance” and what is a “Material Change”

An Owner questioned what happened to the donated American Flag that was hanging in the lobby of Building #1 and is now gone. Vice President Grady accepted that the “decision to hang the flag was improper and, therefore, immediately removed. This was a Material Change and needs an Owners Vote.

An Owner who had donated and placed coffee tables in the lobbies of Building #1 and #2 shared that she had received an e-mail that permission from the Board had not been given and that the tables were removed by Staff until proper procedure was in place.

After long discussion, President Benavides stated that based on past history, there could be an argument from some of the Residents that the coffee tables are a material alteration.

Bookcases that were previously added on the Amenity level were brought up in conversation by an owner, stating that the process went to Committee and approved by the THEN Board.

Jeff Winsler, Treasurer, thanked the Owners for donating the coffee tables on behalf of the Community and requested moving forward until the situation is corrected.

Options for a temporary convenience were discussed, including a “compromise” to store the coffee tables in the lobbies of Buildings #1 and #2 until proper procedure was concluded. Therefore, Keith Grady made a Motion that we accept as a donation these two coffee tables, to be placed one in each building as originally designed and that we close the door on the acceptance of future “gifts” until procedures can be created, Seconded by Jeff Winsler, all in favor, **Motion carries unanimously.**

Item #3 on the List

Assigned to the Maintenance Committee

Item #4 on the List

Keith Grady made a Motion to crete an Ad Hoc Committee to be assigned to explore ways to decrease expenses, Seconded by Jeff Winsler, all in favor, **Motion carries unanimously**. This Ad Hoc Committee will work together with Jeff Conwell.

Item #5 on the List

Assigned to the Maintenance Committee

Item #6 on the List

Satisfied

Item #7 on the List

Satisfied

Item #8 on the List

Assigned to Management

Item #9 and #10 on the List

Assigned to the Security, Conduct and Policies Committee

Adjournment

With no more business to come before the Board, Jeff Winsler made a Motion to Adjourn the meeting, Seconded by Keith Grady, **All in Favor. The motion carried unanimously.**

Respectfully Submitted,
Toni Giliberti, LCAM, Onsite Property Manager
On Behalf of Bel Mare Condominium Association, Inc.

The following are items that have been suggested that we work on this year:

1. Update our condo doc to remove outdated information, such as all references to the developer and any 'grandfather' clauses that no longer apply, and clear up any ambiguities that we can. (NOTE: The Master Association did this with their documents last year.)
2. Procedure for accepting donated items
3. Clarify what is the Association's responsibility and what is the owner's responsibility when it comes to a water main valve, pressure regulator, water damage from all the different sources, drywall and wall finishes...etc.
4. Task a committee with coming up with ways to reduce our quarterly fees that do not negatively impact our property values.
5. Walkway from the back garage door to the restaurant/marina
6. Current pest control company does not use the in-wall system, some residents would like us to explore going back to that system, while others believe that system is potentially hazardous to health.
7. Water meter and water bill.
8. Building access: Can residents without a 941 phone number use the gate call system we have or would we need to update it? (I am told that we can, I will be testing this prior to the meeting.) What would it cost to change to the FOB for access to the building from the garage and amenity deck, and would there be savings from not having to replace lock cores due to using keys to pull the door open?
9. If we have money set aside in the reserves to replace depreciated items, what is the procedure for doing that? Is that maintenance or material change? If we don't replace the depreciated items, is that negatively impacting the value of our property which the board has a fiduciary duty to maintain?
10. Review and update the new resident application process. Add language that clarifies how to add residents to a unit who are not being added to the deed or a lease. Each unit can have up to 2 people per bedroom living in the unit, and according to the state, they do not have to be related by blood or marriage. We need to clarify when someone is a guest and when they are a resident. "Family members" are not guests according to our documents, which leaves some ambiguity as to whether their pets are guests or not, though any pet on the property has to be properly registered with the association.

Do you have any other items to include?