



**BEL MARE CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS  
MEETING/AGENDA NOTICE**

**To All Members:**

The Board of Directors Meeting of the BEL MARE CONDOMINIUM ASSOCIATION, INC. will be held at the following DATE, TIME and LOCATION:

- DATE / TIME: Thursday, March 9, 2023 at 9:00 a.m.
- LOCATION: Bel Mare Building 1 Social Room, 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 Board Meeting is to conduct business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

1. Call to order by the President
2. Proof of notice of the meeting
3. Determination of a quorum
4. Open the meeting
5. President's Report
6. Treasurer's Report
7. Committee Reports
8. Maintenance Department Report

**Old Business – None at this time**

**New Business**

- 9) Discuss and consider approval of the expenditure to Mader Electric at a cost not to exceed \$5,000 to replace the Pump for the domestic water
- 10) Discuss and approve Rowlson invoice for the preparation of 2022 Tax Returns and Audit in the amount of \$4,700
- 11) Board to discuss and remind owners of the importance and necessity to replace old water heaters sooner rather than later to avoid damage which may be incurred
- 12) Discuss and consider approval of legal counsel for Epoch as proposed by the 5 RDMA Presidents
- 13) Discuss and consider approval of the Landscape Committee's recommendation regarding the deep trim of the Oleander plants located on the amenity level of Buildings #1 and #2 with P & L Landscape at a cost not to exceed \$2,500
- 14) Discuss and consider sending a Becker Ballot, anticipated for the month of May, regarding the Workshop, Walkway, Security Cameras and several other suggestions recommended by Committees and to determine a plan of action to accomplish this
- 15) Board President to approve additional Committee members;  
JC Biebuyck on Security, Policies and Conduct Committee  
Jeff Conwell and Ron Vitori on Strategic Planning Committee  
Ad-Hoc Committee Discussion, headed by Jeff Conwell - These Committee members should be the Chairs of the Finance, Landscape, Maintenance and Strategic Planning Committee
- 16) Discuss and consider approval of having a waterproofing company assess the Amenity level for potential voids in the membrane causing water intrusion into the garage area
- 17) Open Discussion on the North Property

**Adjourn**

