

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
March 9, 2023
FINAL

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, March 9, 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; Brian Miller and Anna Jensen represented Castle Group.

Call to Order

Ms. Benavides called the meeting to order at 9:00 AM.

Proof of Notice

Toni Giliberti certified that proper notice was given.

President's Report

After President Benavides presented her message, there were applause from the audience. This message is attached to these Minutes.

Treasurer's Report

Jeff Winsler, Treasurer, advised that the December, 2022 Financials have been reviewed on the BelMare financial stability, as well as investment accounts. Over the last four years, there have not been delinquencies of concern. Report of the Treasurer's report is attached. Morris Bencini, Assistant to the Treasurer, spoke about the \$300,000 that repains in the SWEEP account. After review, he and Jeff Winsler will be making a recommendation to the Board on how best to invest the \$300,000.

Committee Reports

JC Biebuyck of the Securities, Conduct and Policies Committee gave a bried report on his last meeting which took place last week. Those Minutes are on the Website. JC thanked Jeff Conwell for compiling all information so that the work could continue. The work ahead would comprise of topics on Material Alteration, review Resident Application process, etc.

Gigi Stolper, Chair of the Landscape, gave an overview of the workshop which took place. Those comments will be put on the Website when received. The purpose is to collect plans from the past, start and begin a strategy going forward. The discussion included Budgeting for items for 2024 and the reason for the deep trim of the Oleander plants on the Amenity level of both buildings. Maintain, enhance and modernize is the future view. Gigi also requested that the Landscape Contract be reviewed going forward.

Jeff Conwell, Chair of the Adhoc Reduce Expenses, Increase Revenue Committee, sent out e-mails to Owners regarding items of comment. Out of the 77 recommendations from Owners, the Committee decided to keep 13 to pursue. Follow up to be announced.

Maintenance Department Report

Brian Miller shared an extensive report on the history of the elevator outages of all 6 elevators and the actual cost and reason for Otis's Maintenance. BelMare has not made any monetary expenditure to date to Otis, other than the monthly service agreement cost. Brian's report and the service data will be attached to these Minutes.

Brian will look into two items: a "hold open" button and "turn the time up". Management was tasked with putting together an e-mail that can be sent to Owners for a "Better Treatment" of the elevators going forward to lessen service calls.

OLD BUSINESS

None at this time

NEW BUSINESS

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.

Keith Grady made a Motion to approve the expenditure of the "not to exceed" cost of \$5,000 as presented, Seconded by Joe Rizkallah, All in favor, *Motion carries unanimously.*

Discuss and consider approval of the Rowson invoice for the preparation of 2022 Tax Returns and Audit in the amount of \$4,700.

Keith Grady made a Motion to approve the expenditure of the \$4,700, Seconded by Jeff Winsler, All in favor, *Motion carries unanimously.*

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.

The useful life of a water heater is between 10 and 12 years. The Board continues to remind and encourage Owners that the damages incurred if there is a burst hot water heater tank is borne by the Owners. Please keep in mind that there are new codes that have been implemented by the City for installation and Permits are required. A Board member questioned if a water softener would be helpful to extend the useful life. This will be investigated by Maintenance. Management's comment is that we are seeking a "quantity discount" if Owners would like to take advantage of this program. This will be investigated.

Discuss and consider approval of legal counsel for Epoch as proposed by the 5 RDMA Presidents

After discussion, Keith Grady made a Motion to support the funding of a not to exceed cost of \$2,000 for the legal counsel representation for Epoch, Seconded by Joe Rizkallah, Jeff Winsler has Abstained, with 4 yes votes, *Motion carries unanimously.*

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

After discussion, Jeff Winsler made a Motion to approve the \$2,500 not to exceed expense for the deep trim of the Oleander plants on the Amenity level of #1 and #2, Seconded by Ron Frump, all in favor, *Motion carries unanimously.*

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.

The Committees and Board have to get any item for the Becker Ballot to Castle by April 15 so that the Workshop items are "potentially" removed by June 1. Discussion on how many items go to Owners took

place with the two main items for a vote will be the Workshop and the Walkway out the garage door of Building #1 towards the Marina. The audience suggested clarity and campaigning to Owners so that the percentage threshold of the Members Votes can be received.

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

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.

The area in question has been identified behind the grill area of Building #1 into the garage, closest to the fenced in area opposite to Dockside Restaurant.

Jeff Winsler made a Motion to approve a waterproofing company assess the area, Seconded by Ron Frump, all in favor, *Motion carries unanimously.*

Open Discussion on the North Property

Ideas of Leasing or selling the North Property were shared with the Audience with follow up to Owners at a later date.

Adjournment

With no more business to come before the Board, Keith Grady made a Motion to Adjourn the meeting, Seconded by Joe Rizkallah, **All in Favor.** *Motion carries unanimously.*

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

March 2023 Board Meeting

Nancy Benavides Presidents Remarks

Disclaimer: These remarks reflect my thoughts and opinions and do not necessarily reflect the views and opinions of the other Bel Mare Condo Association Board members

- Bel Mare, our home, is shared by the owners and residents of 124 units, encompassing more than 200 individuals.
- It is like we are 124 stepsiblings living under the same roof-each with our own rooms.
- The Governing Documents are the rules made by mom + dad - we don't think they are fair!
- We each have our pet peeves, and unfortunately, we sometimes fall into the equivalent of sibling rivalry and temper tantrums.
- **You and I both chose to live here- none of us were forced to.**
- We are adults, each with an opinion of what others should and shouldn't do and what we should be allowed to do.
- Each of us bought into this condo knowing we would have to share the responsibility with all the other owners, which means things won't always go the way we want. When we disagree, we have to remember that it is doubtful the other person is looking simply to make life miserable for us, and they certainly don't want to intentionally devalue our collective property.
- None of us wants to spend more than necessary on HOA fees.
- None of us want our property values to decline.
- Many of us bought condos here *because* it is a luxury building.
- The staff that serves us, the front office, security, maintenance, and the cleaning crew, are all loyal and committed to serving us with excellence. In the current job market, that is not the norm. They have to deal with all of us on our good days and on our bad days. There are more than 100 individual owners and their families, plus renters, to respond to. They have to work within the guidelines of the governing documents and board instructions. They don't make the rules or policies, and they can't change them. But they do have to enforce them for us. We need to remember that on our bad days. We should all be grateful that they continue to choose to work for us.
- I'm afraid I have to disagree with those who say this is "just Palmetto," and therefore, we shouldn't be trying to maintain the building at the level of luxury with which it was built because to do that costs too much.,
- We have spectacular views. We have great amenities, some of which are in need of updating. When a building looks dated, the perceived value is less. Potential buyers will be leery of buying to live here. That means it has the potential to become more and more rental units...
- Owners want things to look new and fresh. How many of us have remodeled our unit since we bought it? We bought the views, the amenities, the size, and the basic layout of our Condo. But we are not keeping outdated details.
- We have the tallest buildings in Manatee County. We are a landmark. We were designed to be a luxury building living well above the average.

- The hotel being built next to the Civic Center has been upgraded from Sheraton to Marriot, and potentially a Marriot Resort.
- The Civic Center is getting a makeover and has already begun moving what they consider "lower-end events" out to venues in Ellenton or Parish.
- This isn't Palmetto of 25 years ago. We are part of upgrading what once was low-value property to upscale urban properties, and this upgrade is growing around us.
- Last year the outside of our buildings got a facelift, the paint giving the building a fresh new look.
- The landscape committee is and has been working on refreshing our curb appeal.
- The Maintenance Committee works hard to handle issues proactively to ensure as few future disruptions as possible and to keep our repair costs down without prematurely replacing expensive equipment.
- The Finance Committee, over the past couple of years, has created a ladder investment structure to ensure we make interest on our reserve money without getting locked into low returns.
- The Design and Aesthetic Committee has worked hard to create a beautiful potential design for a much-needed facelift of our outdated and missing common elements. This, by the way, is among the reserve items. We have been paying into the reserves for years to accumulate funds to pay for updating the common elements, just like has been done with the painting of the buildings.
- The Strategic Planning Committee is working diligently on preparing us for potential changes that are driven by new laws, such as what is happening with Senate bill SB-4D, as well as changes dictated by new technology that didn't exist at the time these buildings were built, such as electric car charging stations. And other items on our resident wish lists.
- The Security Policies and Conduct Committee is investigating potential upgrades to our building security -such as fobs instead of keys for the doors.
- The Event Planning Committee has consistently provided opportunities for us to participate in fun events and get to know the co-owners of our investment: our neighbors.
- We have an incredible place to live. We can either be 100+ tyrants attempting, by any strong arm means possible, to control every outcome to reflect our desired result, or we can work together respecting that we are each entitled to our own opinion and recognizing that there have to be compromises.
- The choice belongs to each of us: war zone or community.
- I choose community. I will always defend everyone's right to their own opinion and mediate compromises that are in the best interest of our community as a whole.

Bel Mare Condo Assoc. Board Meeting

March 9, 2023 Treasurer's Report

1. Ended January 2023 with an operating cash balance totaling over \$285,000.
2. January 2023 Restricted Cash Balances:

Contingency Funds	\$ 316,000
Reserve Cash	<u>\$1,785,000</u>
Total Encumbered Cash	<u>\$2,101,000</u>

3. Balance on Note Payable is \$137,294.

Balance on Premium Financing is \$22,375 for the 2022-23 insurance premiums to be paid off by end of March.

4. Positive variance totaling \$17,500 for month of January comprised of several minor variances under \$3,000 each.
5. We currently have 13 CD's in the ladder at UBS totaling \$1,729,000. Most recent purchase last week was for \$150,000 at 4.95%. We are adding \$42,665 to the reserve account monthly. Balance at 12/31/23 projected to total approx. \$2.3 million.

Elevator discussion

Though it may seem excessive, the elevator issue over the past three shutdowns excluding this past Friday the third were of the same nature. The actual issue was not able to be identified on the first of three visits as the issue did not register at fault. Or re-occur when the technician was on site.

(Mechanical issues often do not.) During the second shutdown the technician found a slightly worn roller and replaced it. (This roller assists in guiding the car in the shaft.) However, this did not correct the issue 100%. During the third shut down it was discovered that when the car is loaded only to one side the issue was recreated and the correct adjustments were made. The maintenance department has discussed the displeasure in the frequency of down time. The Bel Mare account representative will be reaching out to the Maintenance supervisor to discuss our concerns .

There have been 6 service calls for Bel Mare elevators since January 1.

1. 1/11/23 Building 1 elevator 2 consisting of a controller issue. (Parameter adjustment)
2. 1/20/23 Building 1 elevator 3 consisting of hoist way door adjustment lobby level. (Outer door.)
3. 2/9/23 Building 1 elevator 2 consisting of a Hoist way door adjustment on the third floor.
4. 2/13/23 Building 1 elevator 2 consisting of a load weighing transducer adjustment and guide wheel replacement. (Guide wheels center the car in the hoist way.)
5. 2/24/23 building 1 elevator 2 consisting of hoist way door adjustment at the 6th floor. (Guide wheel roller/upthrust adjustment while under a load.)
6. 3/3/23 Building 1 elevator 2 again!!!! know!!!!why can't they just fix the issue!!!! This issue was unlike the previous three calls. This was a sensor time out that caused the car to go into a fault.(door stuck open fault.) Normally maintenance can reset the elevator after a door sensor time out. This was not the case during this event. The elevator also registered a nudging fault. (This is usually caused by pulling on the doors while in forced open fault. This in turn caused the door to become misaligned with the track.

The grand total of additional service charges amounts to \$00000.

Through experience and good rapport with technicians I have found that there are ways to manipulate the Otis system to not generate cost on service calls. The other is how the issue is worded when calling in.

An example of this is broken buttons. If a button is called in as a button Bel Mare will pay a truck/ trip charge, the cost of the button and a minimum service call of 2 hours = 800.00



Contracts : TYS06170

Otisligne No -

English: 800-233-6847 Français:

800-238-6847

Buildings: 2

Sales Rep:

ASHLEY SULLIVAN

Units: 6

Sales Rep Contact:

1-239-481-6847

Sales Rep Email

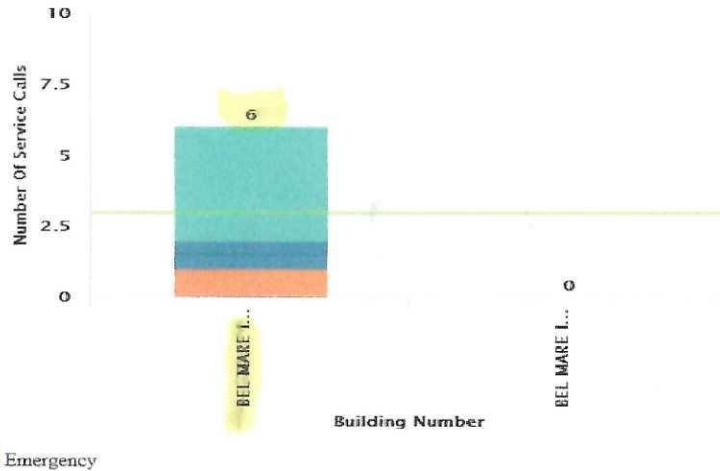
ashley.sullivan@otis.com

Contracts: TYS06170

Service Call

A service call is defined as a request from a customer or Otis REM® expert for an unscheduled service visit. A service call is closed once the work is reported as completed by the Otis mechanic.

Building Number	Building
BEL MARE I CONDOMINIUMS	BEL MARE I CONDOMINIUMS
BEL MARE II CONDOMINIUMS	BEL MARE II CONDOMINIUMS

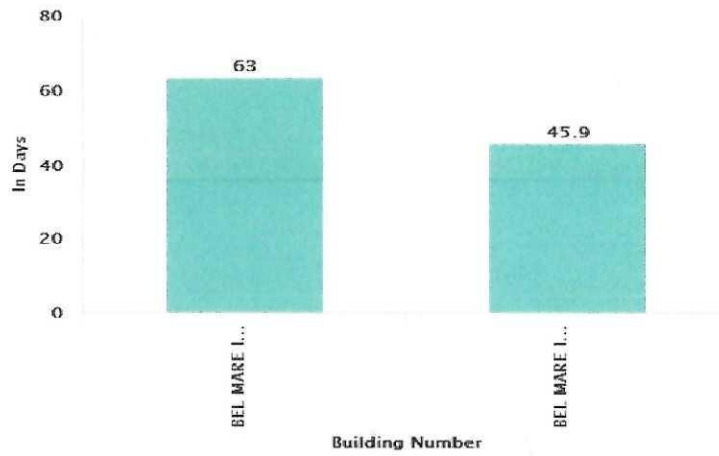


E1 6 calls

Mean Time between Service Calls(in Days)

The Mean Time Between Service Call Report represents in days, the average time between customer or REM expert service requests. Mean time between service calls for a unit = (time period selected - time elevator out of service) / number of service requests for the unit. Time elevator out of service = sum (service call closed time - service call placed time) This information is also available at the building and contract level, substituting building or contract for unit

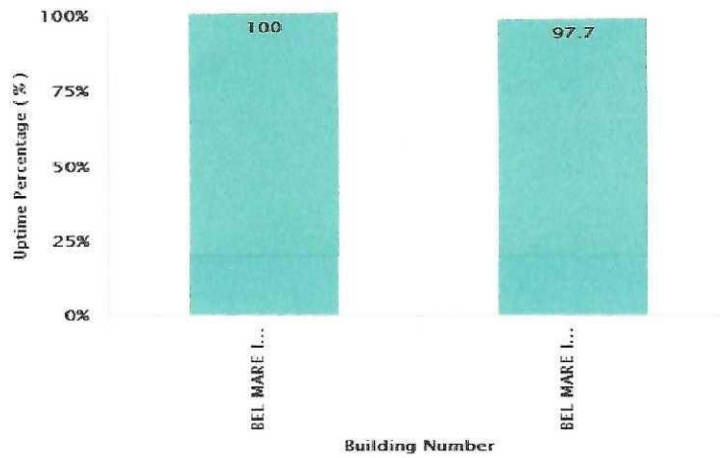
Building Number	Building
BEL MARE II CONDOMINIUMS	BEL MARE II CONDOMINIUMS
BEL MARE I CONDOMINIUMS	BEL MARE I CONDOMINIUMS



Availability %

Availability is the percentage of time an elevator/escalator is available to passengers over a selected time period. Availability % = (time period selected - time elevator out of service)/time period selected * 100
 Time elevator out of service = sum (service call closed time - service call placed time)
 This information is also available at the building and contract level, substituting building or contract for unit.

Building Number	Building
BEL MARE II CONDOMINIUMS	BEL MARE II CONDOMINIUMS
BEL MARE I CONDOMINIUMS	BEL MARE I CONDOMINIUMS



Response Time (in minutes)

The Response Time Report represents the time between a service call being placed and the arrival of a mechanic on site. Note: The time for deferred service requests is included in the calculation. i.e. service request placed at 6:00pm Friday and deferred until 8:00am Monday includes the 62 hours of deferred time. Avg response time (in hrs) for a unit = (mechanic arrival time - service call placed time) / number of service requests for the unit This information is also available at the building and contract level, substituting building or contract for unit.

Service Call

A service call is defined as a request from a customer or Otis REM® expert for an unscheduled service visit. A service call is closed once the work is reported as completed by the Otis mechanic.

EP - Equipment Problem CP - Other: Vandalism, water damage, etc. IN - Investigation FD - Flexibility Demand Calls

Building: BEL MARE I CONDOMINIUMS TYS453884

Caller	Placed	Unit ID	Unit Name	Type	Service Call	Mechanic	Dispatched	Arrived	Closed	Resolution
Brian Miller	03/03/2023 11:01:00	728995/ELV 2	*ADA*	EP	Rtcb Today - Elv 2, Stk On 5Th Flr, Reoccurring Issue (Occuring F/ 3 Weeks), Drs Open, Elv Unresponsive	Andrew Keen	03/03/2023 16:11:00	03/03/2023 17:29:00	03/03/2023 21:46:00	CLEAN AND ADJUSTED HOISTWAY DOORS - ROLLER/UPTHRUST
Brian Miller	02/24/2023 13:26:00	728995/ELV 2	*ADA*	EP	Otcb Tnt-Ot Auth: Bldg 2 Elv 1, Elv Is Stopping, Dropping, Bouncing, Re-Occurring Issue	Andrew Keen	02/24/2023 17:32:00	02/24/2023 20:25:00	02/24/2023 22:20:00	CLEAN AND ADJUSTED HOISTWAY DOORS - DOOR/HARDWARE/FASCIA
Brian Miller	02/13/2023 17:52:00	728995/ELV 2	*ADA*	CP	Rtcb Tuesday Bldg 1 Elv 2 Kp Stopping On At Lobby And 3Rd Flr Withoutbeing Cld , Elv Still In Svc	Brock Johnson	02/14/2023 07:30:00	02/15/2023 07:37:00	02/15/2023 07:38:00	ADJUSTED LOAD WEIGHING TRANSDUCER
Brian Miller	02/09/2023 14:41:00	728995/ELV 2	*ADA*	EP	Rtcb Fri Am , Bldg 1 Elv 2, Is Stopping On 3, W/Dr Issue , Cust S/D	Brock Johnson	02/10/2023 07:00:00	02/10/2023 09:56:00	02/10/2023 09:57:00	CLEANED HOISTWAY DOORS - TRACK
Brian Miller	01/11/2023 15:41:00	728995/ELV 2	*ADA*	EP	Rtcb Thurs - Elv 2 Stk On Grnd, Drs CIs, No Pass	Kevin Downes	01/12/2023 09:08:00	01/12/2023 12:22:00	01/12/2023 14:17:00	TROUBLESHOOT CAR CONTROLLER - PC BOARD, PROCESSOR

Emergency

The Emergency Service Call Report represents the number of times during a selected time period that a service call was designated as an emergency service request (trapped passenger, multiple unit shutdowns etc.) For example, if a service request was originally called in as a passenger being trapped, but Otisline was later notified that the passenger was out and service was still needed, then Otisline will change the status to a regular service call in order to notify the mechanic that emergency service is no longer needed.

EP - Equipment Problem CP - Other: Vandalism, water damage, etc. IN - Investigation FD - Flexibility Demand Calls

Building: BEL MARE I CONDOMINIUMS TYS453884

Caller	Placed	Unit ID Unit Name	Type	Service Call	Mechanic	Dispatched	Arrived	Closed	Resolution
Brian Miller	01/20/2023 10:25:00	728994/ELV 3 *ADA*	EP	*Emg* Bldg 3 Elv 1 Stk On 7, Drs Clsd, W/Pass-Brian Miller W/Maint, Pass Stk 2 Mins,	Brock Johnson	01/20/2023 10:27:00	01/20/2023 14:37:00	01/20/2023 14:38:00	CLEAN AND ADJUSTED HOISTWAY DOORS - ROLLER/UPTHRUST

Door guides + rollers @ Lobby level

Maintenance & Procedures

These records are being provided to you in accordance with the latest elevator code and it is the building's responsibility to retain a copy of these records. The Preventative Maintenance & Procedure Report represents all the preventative maintenance, repair work and service call work done by unit. It provides the date the work was completed as well as a brief description of the procedure.

Building: BEL MARE I CONDOMINIUMS TYS453884

Type	Unit ID Unit Name	Date	Mechanic Name	Customer Problem Description, / Procedure
Supplementary Maintenance - Traction	728995/ELV 2 *ADA*	02/14/2023	JOHNSON ,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● Supplemented the regularly scheduled maintenance with additional cleaning, adjusting, or replacing as needed.
Check Resistance Based Insp. (Pulse)	728994/ELV 3 *ADA*	01/20/2023	JOHNSON ,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● Ensured the proper function of the belt monitoring device
General Maintenance Procedure for Gen2: Hoistway	728994/ELV 3 *ADA*	01/20/2023	JOHNSON ,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● Performed preventative maintenance on hoistway components including door system - cleaning, lubricating or adjusting as needed. ● A17.1: 8.6.1.6.3, 8.6.4.8, 8.6.4.12, 8.6.4.22, 8.6.4.22, 8.6.4.23, 8.6.4.1, 8.6.4.2, 8.6.4.14
Scheduled Unit Visit	728994/ELV 3 *ADA*	01/20/2023	JOHNSON ,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● Checked general operation of elevator. Visit scheduled by usage, calendar and/or contract calculations.
Check Resistance Based Insp. (Pulse)	728995/ELV 2 *ADA*	01/20/2023	JOHNSON ,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● Ensured the proper function of the belt monitoring device
General Maintenance Procedure for Gen2: Hoistway	728995/ELV 2 *ADA*	01/20/2023	JOHNSON ,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● Performed preventative maintenance on hoistway components including door system - cleaning, lubricating or adjusting as needed. ● A17.1: 8.6.1.6.3, 8.6.4.8, 8.6.4.12, 8.6.4.22, 8.6.4.22, 8.6.4.23, 8.6.4.1, 8.6.4.2, 8.6.4.14
Scheduled Unit Visit	728995/ELV 2 *ADA*	01/20/2023	JOHNSON ,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● Checked general operation of elevator. Visit scheduled by usage, calendar and/or contract calculations.

Repair

A preventive maintenance procedure is defined as a task or groups of tasks performed on units or components. An Otis mechanic utilizing standard work procedures, materials and tooling completes these tasks. This report shows maintenance procedures completed, per unit/building/contract and over a 12-month period. This report provides comprehensive information on both planned and unplanned repairs performed on the unit. The mechanic initiates unplanned repairs as a result of a callback or after finishing a maintenance visit - without a signed offer from the customer. The customer of the elevator agrees that the repair will be immediately executed. Planned repairs, on the other hand, are initiated by an offer and a signed contract.

Building: BEL MARE I CONDOMINIUMS TYS453884

Type	Unit ID Unit Name	Date	Mechanic Name	Customer Problem Description, // Procedure
Repair	728995/ELV 2 *ADA*	02/15/2023	JOHNSON,BROCK	<p>Customer Problem Description, :</p> <p>NA</p> <p>Procedure:</p> <ul style="list-style-type: none"> ● ADJUSTED CAR - CAR GUIDES