

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING

Meeting Date: March 11th, 2023

Meeting Time: 9:00 AM - 10:15 AM

Meeting Location: Bel Mare Condominiums, Building 1, Conference Room

Attendance: Keith Ewer (Chair), JC Biebuyck (Member), Joanne Peters (Member), Tim Rasco (Member), Deborah Sperry (Owner), Valerie Biebuyck (Owner)

Keith Ewer called the meeting to order at 9:07 am.

- **Proposal for Cost-Effective Treatment of Bel Mare Governing Documents:**

The committee discussed cost-effective treatment of the Bel Mare governing documents in response to the Board's request prompted by Deb Sperry's suggestion to update the documents and use the Riviera Dunes Master Association's attorney. It was agreed that the proposed changes were expensive and difficult to justify, given other Association expenses that are rising and ongoing attempts to contain costs. The current Bel Mare attorney charges \$325/hour, while the proposed attorney charges \$365/hour, making it necessary to explore easier ways to change the documents, such as using an Open AI software like ChatGPT to reconcile the documents, and an attorney does a final read.

The committee also discussed the impact of Senate Bill 4D, which is still not in final form and could significantly affect the documents. The committee hoped to have the final language by the end of May. Furthermore, the committee discussed the upcoming Bel Mare legal expenses on items that should take priority, such as additional statutory changes in 4D that will affect Bel Mare's documents and reserves, and legal expenses associated with leasing or selling the North Property.

The committee next discussed the possibility of changing the Bel Mare attorney and possibly using someone like the firm Lobeck and Hanson, which Deb Sperry hired as the Riviera Dunes Master Association attorney when she was its President, and with whom she worked the Master Association documents were updated. The Bel Mare Board has the discretion, with proper disclosure to owners, to choose the Association's attorney but such changes can be costly as a new attorney needs to become familiar with current governing documents and legal issues of the Association. It was also mentioned that Lobeck and Hanson would have a conflict of interest with Bel Mare and should not be hired given that they already represent Laguna Condominium Association and the Riviera Dunes Master Association, and recently were retained to represent collectively all of the Master Association neighborhoods in connection with the proposed Epoch apartment complex. Those in attendance felt that the current legal counsel was providing good advice and that the costs associated with such a change would need to be driven by significant cause as occurred prompting the last change in 2019.

The committee proposed that any changes to the documents be put on hold at least until 4D is in final form, and that Deborah Sperry and Val Biebuyck work together and present their findings to the committee by late Summer, taking into account the above factors, which may have largely played out. Their paramount consideration will be cost-containment and necessity. The committee believes that this proposal will enable them to make informed decisions and move forward as a community.

Action Items:

- Deborah Sperry and Val Biebuyck will work together and present their findings to the committee by late Summer. The committee specifically requested an update after Florida Statute 4D was amended.

Adjournment:

The meeting was adjourned at 10:15 AM.