

Minutes of the Security, Policies and Conduct Committee Meeting held on March 6, 2023, 5:30 pm

Attendees: Val Biebuyck, Bill Horton, John Cropsey, Karen Shupe, Gary Schuster, Gigi Stolper, Adel Jamil, Carol Jamil, Tim Halligan, Joanne Peters, Kay McCauliffe, JC Biebuyck(Chairperson), Ron Vittori, Jeff Winsler (Board Liaison)

Meeting Commencement:

- Meeting started at 5:00 pm
- JC was unanimously voted as Chairperson

Donation Policy:

- JC initiated discussion on the Committee's tasks as requested by the Board.
- It was discussed if there was an existing Policy for accepting donations
- Bill, Val, and Ron discussed that they followed a procedure and filled out a form, but they don't remember seeing an actual Policy
- JC will ask Management if they have a donation policy.
- Val stated that our Attorney said that there were 2 areas that do not require owner vote, one is maintenance, the other is if there is a temporary placement.
- JC will put together a draft of a donations policy for input from the Committee
- JC will assemble the Bel Mare attorney responses on what is "maintenance" and what is a "material change," Group discussion centered on whether the committee or the Board should decide what is a "material change." Both JC and Bill

Horton felt that that terminology is defined by State Statute, legal precedent and has been interpreted by Bel Mare's attorney (s) over the years. Votes around such changes are outlined in the aforementioned documents and Bel Mare's governing documents. A State Ombudsman educational intervention in 2022 with staff and Board members also defined those changes from the State's perspective.

- It was discussed that removing things, or throwing away furniture without replacement, is also a material change
- It was discussed that getting a vote for these changes may be difficult but absolutely necessary.
- JC said that he will draft the other policies for the Committee to review

New Resident Procedure:

- Discussion on the new resident procedure, talked about the vast amount of personal information requested
- Discussed the fact that other family members are currently required to go thru the process also
- It was asked if we have ever denied someone based on this information
- Bill and Val both said that they had issues (as former Bel Mare Board Presidents) with prospective residents but were not able to legally prevent them from moving in to the association
- Val said that our governing documents allow for disapproval
- The committee members will get meet with Toni to see the application process or receive a digital link from her.
- Jeff will check with Toni if such link can be sent to the committee members
- Agreement that the meeting was constructive and productive.

Meeting Conclusion: Meeting adjourned at 6:51 pm

