

Minutes of the Strategic Planning Committee Meeting (SPC) held February 20th, 2023

The meeting was held at Bel Mare Building 1, Social Room, located at 130 Riviera Dunes Way. Keith Grady, Board Liaison to the SPC, presided over the meeting. Committee members present: Keith Ewer, Joanne Peters, and Tim Rasco. Owners in attendance: Valerie Biebuyck, J.C. Biebuyck, Debbie Sperry, and William Horton.

Agenda:

- 1. Keith Grady**, Board Liaison to the SPC, called the meeting to order at 10:10 am.
- 2. Committee Responsibilities:** Keith Grady began by stressing the importance of committees in assisting the Board to make decisions. He asked for volunteers to fill the remaining two positions on the committee. Specifically, he requested Deb Sperry and JC Biebuyck to consider volunteering for the committee. JC Biebuyck volunteered, and Keith accepted his offer for committee membership.
- 3. Elect Chairperson:** Keith Ewer volunteered for the position of Chairperson, and the committee members unanimously approved his nomination.
- 4. Board Assignment to update the Bel Mare governing documents:** Keith Grady, the Board Liaison, assigned the task of potentially updating the governing documents to the SPC. The appropriateness of hiring the Master Association's attorney or using Bel Mare's current attorney who was already approved by the Board was discussed. Keith Grady clarified that utilizing another attorney would not be a precursor to changing Bel Mare's condominium association attorney. It was suggested that Bel Mare's current Association attorney has the required expertise and familiarity with Bel Mare's documents and might be the most cost-effective option if the committee sought to prepare amended and restated governing documents. A question arose about a Bel Mare owner vote that would be required to approve any changes made to the documents, because an update to the Riviera Dunes Master Association documents that was prepared last year is requiring approval by the Riviera Dunes Master Association delegates (Master Association delegates are analogous to Bel Mare owners). Members agreed that our attorney's opinion regarding such a vote would have to be obtained. It was stated that one purpose of updating Bel Mare's documents is to incorporate changes made to the Florida Statutes that govern condominium associations. Several members expressed concerns that if our documents are updated now, they will have to be updated again after Senate Bill 4D is passed later this year, which will have significant changes. It was discussed whether the added expense of changing documents was appropriate given other unavoidable cost increases for the association.
- 5. Additional items for the committee to review:** Several items were discussed, but ultimately, the current Board assignment remains the only active "to do" item for the committee. The committee and its Chairperson are committed to aiding the Board in its advisory role.

The meeting adjourned at 11:15 am.