

Bel Mare Condominium Association, Inc.  
Board of Directors Meeting Minutes  
May 9, 2023  
APPROVED

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Tuesday, May 9, 2023 in the 2nd Floor Social room located at 130 Riviera Dunes Way. Nancy Benavides, Keith Grady, Joe Rizkallah, Ron Frump and Jeff Winsler were present constituting a quorum of the Board. Jeannette Graham, property manager, was also present..

**Call to Order**

Ms. Benavides called the meeting to order at 4:00 PM.

**Proof of Notice**

Jeannette Graham certified that proper notice was given.

**REPORTS**

Treasurer's Report presented by Jeff Winsler  
Landscape Committee Report presented by Ron Frump  
Finance Committee Report presented by MorrisBencini

**OLD BUSINESS**

None at this time

**NEW BUSINESS**

**Personnel Update**

Jeannette Graham was introduced as the new Bel Mare property manager. It was announced that Jay Griggs no longer works for Castle Group.

**Becker Ballot Results**

**MOTION:** to approve the sidewalk addition on the Southeast corner of the property at a cost not to exceed \$3,200. 98 Owners voted in favor. 6 Owners voted against. **Motion carried.**

**MOTION:** to accept Board proposed regulations for the workshops in each tower. 95 owners voted in favor. 8 Owners opposed. 1 Owner abstained. **Motion carried.**

**MOTION:** to approve displaying the encased of the donated Pearl Harbor flag from the USS Arizona Memorial in tower one, also accepting a donation of another flag in the lobby of tower two, if donated. 98 Owners voted in favor. 5 Owners opposed. 1 Owner abstained. **Motion carried.**

**Groundwater Pump**

**MOTION:** by Keith Grady, 2<sup>nd</sup> by Jeff Winsler to approve the groundwater pump repair at a cost not to exceed \$6,900. **Motion unanimously passed.**

**Workout Center- Rain Gutter**

**MOTION:** by Keith Grady, 2<sup>nd</sup> by Jeff Winsler to approve the fitness center gutter repair at a cost not to exceed \$2,100. **Motion unanimously passed.**

**Fire Equipment Repair**

**MOTION:** by Jeff Winsler, 2<sup>nd</sup> by Keith Grady to approve Sprinklermatic proposal to make necessary repairs to the fire system pump at a cost not to exceed \$3,400. **Motion unanimously passed.**

**MOTION:** by Keith Grady, 2<sup>nd</sup> by Jeff Winsler to support necessary repairs to the fire pump system, after additional inspection, at a cost not to exceed \$10,000. **Motion unanimously passed.**

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**SIRS (Structural Integrity Reserve Study)**

**MOTION:** by Keith Grady, 2<sup>nd</sup> by Jeff Winsler to approve hiring Staebler & Associates to perform a SIRS, at a cost not to exceed \$3,250. **Motion unanimously passed.**

**Amenity Decks Weed Cleaning & Mulch**

**MOTION:** by Ron Frump, 2<sup>nd</sup> by Jeff Winsler to approve spending \$4,100 on cleaning up landscaping and mulching the amenity decks in both towers. **Motion unanimously passed.**

**Insurance Premium Financing**

**MOTION:** by Jeff Winsler, 2<sup>nd</sup> by Keith Grady to approve using the \$316,000 in the contingency funds for insurance premiums currently due, and using maintenance fees to refund the contingency fund back to the Association. **Motion unanimously passed.**

**Ad-Hoc Cost Saving Committee Recommendations**

**\*\*ACTION ITEM\*\*** BelMare will eliminate the fax telephone line in the maintenance shop and eliminate to building maintenance supervisor's cell phone.

**\*\*ACTION ITEM\*\*** Management is to provide Bill Horton a telephone line spreadsheet.

**Potential Marriott Proposal**

Discussion was had regarding the Marriott's proposed use of the green space and Fitness center/Lap pool.

**Spending Limit Authority**

**MOTION:** by Keith Grady, 2<sup>nd</sup> by Jeff Winsler to approve eliminating the cumulative spending limits per month for non-discretionary spending limits and to approve an increase in non discretionary spending limits of : Staff up to \$2,500, Management up to \$5,000, President up to \$10,000, Board- exceeding \$10,000. **Motion unanimously passed.**

**Adjournment**

Motion to adjourn at 5:57 PM. Motion unanimously passed.

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