

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
August 17, 2023
APPROVED

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Thursday, August 17, 2023 in the 2nd Floor Social room located at 130 Riviera Dunes Way. Nancy Benavides, Keith Grady, Ron Frump and Jeff Winsler were present. Joe Rizkallah was absent, constituting a quorum of the Board. Jeannette Graham, Property Manager, Kalin Hall, Maintenance Supervisor were also present.

Call to Order

Nancy Benavides called the meeting to order at 3:00 PM.

Proof of Notice

Jeannette Graham certified that proper notice was given.

President's Report presented by Nancy Beneviedes.
Treasurer's Report presented by Jeff Winsler.
Mnagement Report emailed to residents prior to meeting.

NEW BUSINESS

Roof Replacement Project-

MOTION: by Jeff Winsler, 2nd by Keith Grady to approve Aduddell Industries to replace the roofs on both towers with Tremco KEE Singly Ply at a contractual amount of \$1,318,478.00. **Motion unanimously passed.**

Spa Resurfacing-

MOTION: by Keith Grady, 2nd by Jeff Winsler to approve Signet Pool spa resurfacing proposal in the amount of \$18,200 provided that the concerns voiced at today's meeting have been addressed satisfactorily to the Board's standards, approval which can be rescinded if satisfaction isn't met prior to project commencement. **Motion unanimously passed.**

Guest Suite Policy-

MOTION: by Keith Grady, 2nd by Jeff Winsler to create an Ad-Hoc Committee to discuss the Guest Suite Policy and make a recommendation to the Board regarding Guest Suite usage. **Motion unanimously passed.**

Building 1 '04 Kitchen Stack-

MOTION: by Jeff Winsler, 2nd by Keith Grady to approve Daniel's Plumbing to clean the building 1 '04 Kitchen stack at a cost of \$4475 per day, expecting it to be a 3 day project. **Motion unanimously passed.**

Adjournment

Motion to adjourn at 4:16 PM. Motion unanimously passed.

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