

Bel Mare Condominium Association, Inc.
Board of Directors Meeting Minutes
March 4, 2024
APPROVED

A meeting of the Board of Directors of Bel Mare Condominium Association, Inc. was held on Monday, March 4, 2024 in the 2nd Floor Social room located at 130 Riviera Dunes Way. Keith Grady, Ron Frump, Nancy Benavides, and Jeff Conwell were present constituting a quorum of the Board. Jeannette Graham, Property Manager, was also present. Joe Rizkallah was absent.

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.

REPORTS

Nancy Benavides, President, expressed extreme thanks to all Committee members and Board members for all of their dedicated and hard work at Bel Mare. The Maintenance Committee, Guest Suite Committee and Board Liaisons, as well as Board members who worked diligently over the past months negotiating between Marriot and attorneys.

New Business

Guest Suite Policy

MOTION: Made by Nancy Benavides, 2nd by Ron Frump, to approve the Guest Suite Policy as presented by Keith Grady and the Guest Suite Committee. **Motion Unanimously Passed.**

Marriot Agreement

The Board announced that a lease agreement had been reached with the Marriot for a 60 +20+20 year lease on the North property, including the fitness center and lap pool. The lease agreement had been signed on Monday, March 4, 2024.

Animal Registration

Management announced that our Pet/Animal Registration had not been enforced and records had not been kept. Management will be reaching out to the membership for updating animal registration and records at Bel Mare.

Roofing Update

The roofing project is 90% complete and will be completed by the contractual deadline- the end of March 2024.

Workshop Rules & Donations

MOTION: Made by Keith Grady, 2nd by Nancy Benavides to accept the Workshop Rules & Donations Form, as presented by Jeff Conwell. **Motion Unanimously passed.**

Association Volunteers

The Board expressed gratitude to all Association and Committee volunteers. They also expressed the need to recruit other volunteers as our Committees are lacking.
passed.

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Adjournment

Motion to adjourn at 4:00 PM. **Motion unanimously passed.**

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