

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF MEETING OF THE BOARD OF DIRECTORS**  
**MONDAY, MARCH 7, 2011**

**A. Call to Order, Notice, Roll Call, Determination of Quorum Approval of Minutes:** A regular meeting of the Board of Directors of Bear Island Homeowners Association, Inc., pursuant to posted notice, was held at 7:50 P M, on Monday, March 7, 2011, in the Bear Lakes Country Club West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, Karen Spina and Stephen Seftenberg. Mr. Berman acted as Chair and Mr. Welch as Secretary. The Chair declared that a quorum was present. Upon motion duly made and seconded, the minutes for the February 7, 2011 meeting were unanimously approved and signed.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc.

**B. Reports:**

1. **President's Report:** No report.

2. **Manager's Report:** The Manager's written report will be filed with the minutes of this meeting.

3. **ACC:** No report.

4. **Fines Committee:** No report

5. **Gatehouse:** No report.

**C. Old Business:**

1. **Landscape Maintenance Proposals:** The three sealed landscaping bids were opened. The Chair reviewed the scope and content of the bids and decided to table any discussion and vote on the bids until the next meeting as there was too much information to go over at this time.

**D. New Business:**

1. **Dirty Roof Cleaning:** After discussion and based upon the history of the home owners in question it was decided by a motion duly made that those owners who have been given two violation warning notices that their roofs should be scheduled to be cleaned by Jeff Manuel Pressure Cleaning and the motion was unanimously approved.

2. <sup>2715 JWB SCS</sup>  
~~2725~~ **Meadowlark Lane Tree Removal:** After discussion, any decision about Mr. Turner's tree removal request would be deferred for further study.

3. **Backflow Certification:** The Board directed Mr. Welch to obtain two additional bids to repair the faulty backflow valve at 2701 Brandywine Ave.

4. **Duck Crossing Sign:** After discussion it was decided by a motion duly made that a duck crossing sign should be installed on the inbound side of Bear Island Drive just east of the Gatehouse and the motion was unanimously approved.

5. At the Direction of the Chair all further Agenda items would be deferred to the next scheduled meeting.

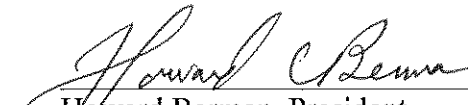
E. **Communications from the Owners:** None.

F. **Next Meeting; Adjournment:** The Chair set the next regular meeting of the Board for the Faircloth Meeting Room at 7 PM, Monday, April 4, 2011. There being no further business, the Chair adjourned the meeting at 8:20 P. M.

Respectfully submitted,

Approved: 4/4, 2011

  
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Stephen L. Seftenberg, Secretary

  
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Howard Berman, President