

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE ADJOURNED ORGANIZATIONAL MEETING
OF THE BOARD OF DIRECTORS
TUESDAY, MARCH 15, 2011

A. Call to Order, Roll Call, Determination of Quorum: The adjourned organizational meeting of the Board of Directors following the annual meeting of the Members on March 7, 2011, was recalled to order by Howard Berman as Chair at 3:49 P. M., on Tuesday, March 15, 2011, at 2745 White Wing Lane, West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, Karen Spina and Stephen Seftenberg. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., and homeowners Ronald Warnecke, Rick Marciniak and Joe Kaufman.

B. Election of Director to Fill Vacancy: Upon due nomination and second, Joseph Kaufman of 1525 Bear Island Drive, was unanimously elected as Director to fill the vacancy caused by the resignation of Hal Stayman.

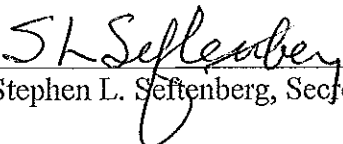
C. Election of Officers: The following persons were elected to their respective offices by acclimation:

President:	Howard Berman
Vice President:	Joseph Kaufman
Vice President:	Karen Spina
Treasurer:	Gail Saunders
Secretary:	Stephen L. Seftenberg
Assistant Treasurer:	Joseph Kaufman
Assistant Secretary:	Karen Spina

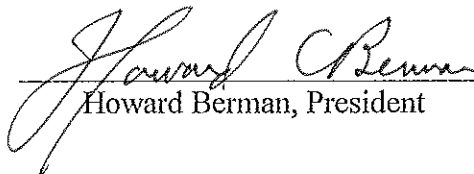
D. Adjournment: There being no further business, the Chair adjourned the meeting at 4:45 P. M.

Respectfully submitted,

Approved: 4/4, 2011



Stephen L. Seftenberg, Secretary



Howard Berman, President

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MARCH 15, 2011

A. Call to Order, Notice, Roll Call, Determination of Quorum: A special meeting of the Board of Directors of Bear Island Homeowners Association, Inc., pursuant to posted notice, was held at 3:20 P M, on Tuesday, March 15, 2011, at 2745 White Wing Lane, West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, Karen Spina and Stephen Seftenberg. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Ronald Warnecke, Rick Marciniak and Joe Kaufman.

B. Reports:

1. **President's Report:** No report
2. **Manager's Report:** No report
3. **ACC:** No report
4. **Fines Committee:** No report
5. **Gatehouse:** No report

C. Old Business:

1. **Landscape Maintenance Proposals:** After discussion, upon motion duly made and seconded, the Board unanimously approved Florida Image Landscaping proposal including the monthly wet check for the common areas and front yards for \$500 per month The Chair directed the Manager

- (1) to give O'Hara Landscaping 30 Day written notice of termination as of April 30, 2011,
- (2) to request a quote from Florida Image Landscaping to perform a wet checks in individual homeowners' back yards, and
- (3) to send written notice to all home owners notifying of the landscaping changeover and
- (4) to advise the homeowners of the cost of mailing the written notice and solicit e-mail addresses from each home owner willing to receive future notices by e-mail, which will save Bear Island a substantial amount.

2. ²⁷¹⁵ **2725 Meadowlark Lane -- Tree Removal:** After discussion, any decision about Mr. Turner's tree removal request would be deferred to the April 4, 2011 regular Board Meeting.


D. New Business:

1. None


E. 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 4:39 P. M.

Respectfully submitted,

Approved: 4/4/____, 2011



Stephen L. Seftenberg, Secretary


Howard Berman, President