

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
Monday, August 3, 2009

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 7:00 P. M., on Monday, August 3, 2009 at the Faircloth meeting room, Shiloh Boulevard, West Palm Beach, Florida. Present were: Directors Howard Berman, Stephen Seftenberg, Karen Spina and Louis Stevens. Laura Fedor was excused. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present. Upon motion duly made and seconded, the minutes for the Board meetings on July 6, 2009, were unanimously approved and signed by the President and the Secretary.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., David McElroy, Christine Reilly, Diane Rose and Rick Marciniak, home owners.

B. Reports.

1. **President.** No report.

2. **Architectural Control Committee.** Mr. Marciniak reported talking to renters who have been leaving their boat and trailer on the street overnight repeatedly. He also reported that Leo Construction had stayed past 6 PM several times despite warnings and promises by them. Basically, the homeowner was telling them to "finish the job" even if it meant staying past the permitted time. The same contractor had been instructed by the owner to leave roof tiles in the street rather than blocking the driveway. In both cases, the Board instructed MMI to direct the gatehouse to deny permission to (1) the renters attempting to bring their boat in on a trailer and (2) the contractor, if one more violation is reported.

3. **Manager's Report.** The Manager's printed report is attached to these minutes. Mr. Welch reported that one vehicle had been broken into and a second vehicle stolen, breaking the community's two-year record of no criminal violations.

4. **Gatehouse.** No report.

C. Old Business

1. **Water submetering.** Mr. Welch reported that he was waiting for proposals from additional companies. Mr. McElroy pointed out that it would be difficult to insert the proposed digital meter between the shutoff valve and the house in most of the houses. The Chair reminded Mr. Welch and Mr. Seftenberg to include a report on this subject in the letter to be sent to homeowners with the 2010 budget.

2. **Xeriscaping landscaping.** Mr. Welch noted that O'Hara had been notified of Mr. Carpenter's recommendations.

3. Bank accounts. Due to Ms Fedor's absence, the Chair postponed discussion of this topic until Suntrust has had an opportunity to present its proposal.

4. Amending and Restating the Declaration. Mr. Welch confirmed that letters to six banks had been signed by Mr. Berman and mailed on July 17, 2009. The letter addressed to First Federal was returned "Addressee unknown." One other addressee had called Mr. Welch, asking what the letter was about. Mr. Welch reported that he had advised the caller to forward the letter to the bank's attorneys.

5. Alarm Monitoring. Mr. Stevens reported that in examining ADT's bills, he discovered that the HOA was being charged for small service calls that should have been billed to the homeowners. ADT had been serving the community without a contract for several years. Upon motion duly made and seconded, a new contract keeping the charge at \$7 per month per house for five years was unanimously approved and signed by the President. ADT offers a "no charge" service call service for \$6 per month. The Chair directed Mr. Welch to request that ADT mail the homeowners informing them of this service.

6. Irrigation Pumping Station Repair. Mr. McElroy gave a report on his investigation of the irrigation pumping station and system. At his request, the Chair authorized him to give Hoover a copy of the original irrigation schematic when the community was built. He also reported that Hoover felt that the \$14,000 "repair" was not really the answer and that instead a complete replacement of the pumping station system at \$28,000 was preferable. A discussion of the comparative benefits of a "dry" and a "wet" system ensued. Mr. McElroy also reported that Hoover suggested that it be retained to seek the location of leaks in the system at a cost of \$1,700 a month (of which \$600 would be refunded if the pumping station system was replaced). He recommended that the HOA have Hoover conduct the investigation since replacing the pumping station system without attempting to eliminate leaks would not be a real solution. At Mr. Steven's suggestion, the Chair requested Mr. McElroy and Mr. Welch to work together to see what a "dry" system would cost. The Chair said the Board would revisit the Hoover proposal at the September meeting.

New Business.

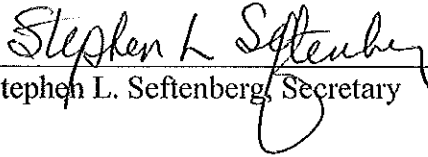
A. Dirty Roofs. Mr. Welch reported that letters had been sent to 104 homeowners requesting them to clean their roofs. To date, 23 had complied. Several had stated they would clean their roofs in November after the hurricane season. After extensive discussion, on motion by Mr. Stevens, seconded by Ms Spina, the Board unanimously approved deferring sending letters to homeowners.

E. Communications to the Board.

1. Christine Reilly, 1385 Bear Island Drive, complained that the two tall palm trees adjacent to the driveway of her home continued to drop seed pods on the driveway and roof. After discussion, the Chair suggested that she request MMI to have the arborist look at these palms and advise whether they should be cut down and at what cost.

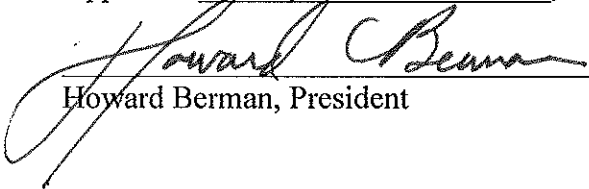
E. Next Meeting; Adjournment: The Chair noted that the first Monday in September was September 7, Labor Day, which would be unsuitable for meeting at the Faircloth Meeting Room, Shiloh Boulevard, West Palm Beach, Florida. Mr. Welch confirmed that September 14 was not available. The Chair directed Mr. Welch to give the Board two or three alternate dates and request their preferences. Based on this, Mr. Berman would set the September meeting date. There being no further business, the meeting was adjourned at 8:35 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: 10/5, 2009



Howard Berman, President