

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
Monday, June 1, 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, June 1, 2009 at the Faircloth meeting room, Shiloh Boulevard, West Palm Beach, Florida. Present were: Directors Howard Berman, Laura Fedor, Stephen Seftenberg, Karen Spina and Louis Stevens. 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 April 5 and May 4, 2008, were 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., Alex McConnell, Helga Tom and Ron Warnecke, home owners.

B. Reports.

1. **President.** No report.
2. **Architectural Control Committee.** No report.
3. **Manager's Report.** The Manager's printed report is attached to these minutes.
4. **Gatehouse.** Mr. Welch reported that the security company has assigned PINs for every automobile registered in the computer. Discussion of how to manage these PINs was deferred to the July meeting.

D. New Business (taken out of order as a courtesy to Ms Jacks)

4. **Banking.** The Chair recognized Kathleen L. Jacks, Senior Vice President, Anchor Commercial Bank, to describe the banking services available from her bank. She noted that the state-chartered bank is only four years old but already has over \$125 million in assets. It specializes in Homeowner Association and Condominium Association accounts. Use of CDARs allows a customer to have accounts in excess of FDIC amounts while still fully insured and dealing only with a single bank. Homeowners can pay assessments on line by charges to the homeowner's checking account (free) or by credit card (with a fee charged by the servicer). After extended questions, Ms Jacks was excused. Mr. Welch said he would have proposals from at least three other banks at the next meeting.

E. Communications to the Board. Ms Tom, 1050 Bear Island Drive, stated that the absentee owner of 1060 Bear Island Drive has allowed his back yard to become a jungle. One result was that a raccoon got into her attic crawl space and caused damage. She stated that she has been unable to contact this man. The Chair directed Mr. Welch to provide Ms Tom with the contact information in our records.

C. Old Business

1. **Amendment and Restatement of the Declaration.** Mr. Seftenberg stated that over two weeks ago he had a conversation with Tyler Powell, Esq., about the procedure to be followed to comply with the requirement in Paragraph 2 of Article XIII that the institutional mortgagee with the largest aggregate mortgages consent to any amendment, but had not heard from him since. The Chair authorized Mr. Seftenberg to contact a senior partner if necessary.

2. **Claude Kirk, 1170 Gator Trail.** Mr. Welch reported that Gov. Kirk had called O'Hara Landscaping which at his request connected a gutter to Mr. McElroy's gutter without the permission Mr. McElroy or the Association and charged the Association \$50. After discussion, the Chair directed Mr. Welch to direct O'Hara to remove the gutter without charge to the Association.

3. **Joseph Simmons, 2770 White Wing Lane.** Mr. Welch reported that Mr. Simmons had referred the matter of the roof tiles on his roof to his attorney, and that the roofer was going to remove the tiles promptly.

4. **Marilyn Brown, 2825 Wilderness Drive.** Mr. Welch reported that Only Trees had removed the laurel oak and ground the stump in the front yard of 2825 Wilderness for \$275. On motion duly made and seconded, his action was unanimously ratified.

5. **Bulk Cable Service.** Mr. Welch circulated the Comcast proposal, which would require the Association to pay for all residences (except for blind customers who opted out). After discussion, the proposal was tabled.

6. **Landscape Contracts.** Mr. Welch reported that O'Hara has submitted a proposal for landscape restoration totaling \$1,935. Upon motion duly made and seconded, the proposal was approved. The proposal and attachments will be placed in the records of the Association.

O'Hara has also proposed two alternate proposals for "regular" landscape services, one for one year only (@\$180,360) and one for two years (\$180,360 for first year and \$185,775 for the second year, a 3% increase). After discussion, upon motion duly made and seconded, the two-year proposal was unanimously approved.

7. **Water Submetering.** Mr. Welch said that he had a meeting scheduled with a company that installs water meters for submetering City water service and would report on the meeting at the next meeting.

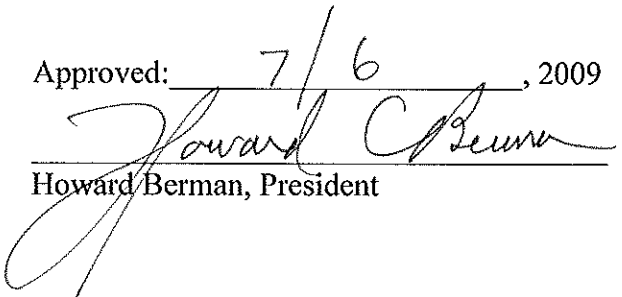
8. **Xeriscaping Common Areas.** Mr. Welch reported that he had been unsuccessful in contacting David Carpenter, a homeowner with landscaping experience, but would try again and report at the next meeting.

E. Next Meeting; Adjournment: The Chair set the next regular Board meeting for Monday, July 6, 2009, at 7:00 P.M., at the Faircloth Meeting Room, Shiloh Boulevard, West Palm Beach, Florida. There being no further business, the meeting was adjourned at 8:45 P. M.

Respectfully submitted,

Stephen L. Seftenberg, Secretary

Approved: 7/6, 2009


Howard Berman, President