

2

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
Monday, November 2, 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, November 2, 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. The minutes for the October 12, 2009 contained errors and will be resubmitted at the December meeting.

Also present was Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Rick Marciniak, Chair Architectural Control Committee, and Ron Warnecke, owner.

B. Reports.

1. President. No report.

2. Architectural Control Committee. Mr. Marciniak's submitted a written report.

3. Manager's Report. Mr. Welch submitted a written report which will be attached to these Minutes. Mr. Welch reported that the owner of 1225 Bear Island Drive requested repairs to his apron and sidewalk. After examining the site, Mr. Welch advised the owner that the Association does not repair hairline cracks that are purely esthetic and present no safety hazard. With respect to the delaying tactics by the banks in foreclosure proceedings, Mr. Berman reported that he has been advised by our legal counsel that the Association has no standing to file a motion to force the foreclosure proceeding to final judgment.

4. Gatehouse. Mr. Warnecke reported no new problems except that the chair is broken again.

5. Villages POA. Mr. Warnecke reported that the POA will not increase its fee in 2010. Also, it has issued the garbage and trash pickup holiday schedule.

C. Old Business.

1. Irrigation Pumping Station Audit. In Mr. McElroy's absence, this subject will be deferred to the December meeting.

2. HOA Bank Accounts. After discussion, upon motion duly made and seconded, switching to Suntrust was approved 4 to 0 (Laura Fedor abstained because she is an employee of Suntrust). The Chair requested Mr. Welch to include a memo outlining the owners' options with respect to paying the Association's assessments along with the coupons.

3. **Roof Cleaning.** Due to the large number of owners requesting delay in cleaning their roofs, this subject will be deferred to the December meeting.

4. **2010 Budget.** Upon motion duly made and seconded, the quarterly fee will be increased to \$995 per home.

D. New Business.

1. **Certified Public Accountant.** Upon motion duly made and seconded, the 2010 engagement proposal with Darling & Company was unanimously approved and signed by Mr. Berman.

2. **Contractor Requirements.** Mr. Welch reported that an irate owner had asked why the Association required all contractors to submit proof of PI & PD insurance and workers compensation insurance and a certified copy of the contractor's license. Mr. Welch reported that he had stated that it was ironclad Association policy for the protection of the Association and its owners.

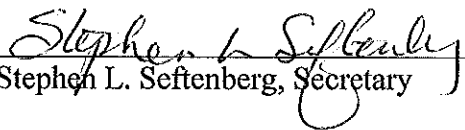
3. **Sidewalk cleaning.** After discussion, upon motion duly made and seconded a contract with Jeff Manuel to clean the sidewalks for a total of \$9,250 was unanimously approved.

E. Communications to the Board. Mr. Stevens reported that his wife has volunteered to conduct a survey of the plant material on the common areas, with recommendations to the Board. Mr. Welch reminded the Board that the Association conducts plant material replacement on a quarterly schedule.

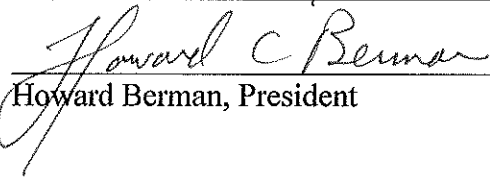
F. Next Meeting; Adjournment: The next regular meeting of the Board is scheduled for 7:00 P. M., December 7, 2009, at the Faircloth meeting room.

There being no further business, the meeting was adjourned at 8:15 P. M.

Respectfully submitted,


Stephen L. Seftenberg, Secretary

Approved: 12/7, 2009


Howard Berman, President