

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
Thursday, September 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 Thursday, September 3, 2009 at the Faircloth meeting room, Shiloh Boulevard, West Palm Beach, Florida. Present were: Directors Howard Berman, Stephen Seftenberg, Karen Spina and Laura Fedor (by speaker phone). Louis Stevens was excused. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present. The minutes for the Board meetings on August 3, 2009, were amended and will be taken up at the next Board meeting.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., and Ron Warnecke, home owner.

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. Mr. Welch reported that only 12 roofs have not been cleaned upon request. Most owners said they would clean their roofs after the hurricane season. Homes in foreclosure may have to be cleaned by the Association and the cost billed to the lender or new owner.
4. **Gatehouse.** Mr. Warnecke reported that one new gate person has been hired.

C. Old Business

1. **Water submetering.** Mr. Welch reported that he was still waiting for responses from several potential submetering companies. The Chair postponed further discussion unless and until the Board had adequate information to make a decision and include costs in the 2010 budget.
2. **Bank accounts.** At Ms Fedor's request, the Chair postponed discussion of this topic until Suntrust has had an opportunity to present its proposal.
3. **Amending and Restating the Declaration.** The Chair noted that over 30 days had passed since the letters had been mailed to the top six lenders. Mr. Welch stated that no responses had been received. The Chair requested Mr. Seftenberg to have the amended and restated Declaration recorded promptly by legal counsel.
4. **Irrigation Pumping Station Repair.** Mr. McElroy was unable to attend the meeting but has submitted several reports on his investigations. By speaker phone, he said he

would attend the October meeting and would submit a written report with specific recommendations in time for the Board to review prior to the meeting. Mr. McElroy said that he had retained Bob Johnson of Johnson Systems, Inc., as a consultant. The Chair said the Board would review any invoice if and when submitted by Mr. Johnson.

D. New Business.

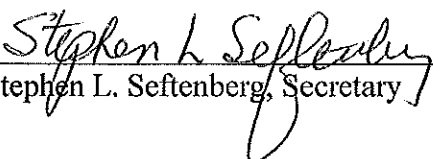
1. 2010 Budget. Mr. Welch noted that the 2010 budget would have to be finalized by October 14, 2009, so that two weeks notice could be given of the November 2, 2009 Board meeting at which the 2010 Budget would be adopted. The Chair noted that he intended to call a Workshop Meeting for Wednesday, October 14, 2009, at which time a draft budget would be presented to the Board by Ms. Fedor.

E. Communications to the Board.

There were no communications to the Board.

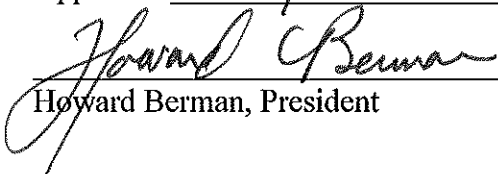
E. Next Meeting; Adjournment: The Chair set the next regular meeting for Monday, October 5, 2009. There being no further business, the meeting was adjourned at 7:40 P.M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: 10/5, 2009



Howard Berman, President