

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF MEETING OF THE BOARD OF DIRECTORS**  
**MONDAY, APRIL 5, 2010**

**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, April 5, 2010, in the Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, Stephen Seftenberg and Louis Stevens. Karen Spina 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 of the meetings of January 4, 2010 February 1, 2010 (as corrected), and March 1, 2010, were unanimously approved.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Rick Marciniak, chair of the Architectural Control Committee ("ACC"), Ron Warnecke, President of the Villages of the Palm Beach Lakes Property Owners Association ("POA"), Bill Benson, Rita Hartman, Claude Kirk, Diana Rose and Wallace and Ann Van Heemst, home owners.

**B. Reports:**

1. **Manager's Report:** The Manager's written report will be filed with the minutes of this meeting. Mr. Welch reported that the Front Yards and Common Areas will be mowed April 6, 16 and 27, and will be weeded April 16 and 27. The trees will be trimmed or pruned April 16 and 27.

2. **ACC:** No report.

3. **Gatehouse:** Mr. Warnecke reported that there had been no complaints and no turnover in personnel the last month.

**C. Old Business:** There was no Old Business.

**D. New Business:**

1. **Fine Committee:** The Chair announced that three eligible home owners have volunteered to serve on the Fine Committee: Richard Linn, Bill Benson and David McElroy. Upon motion duly made and seconded, they were unanimously appointed as the initial members of the Fine Committee. The first order of business for the Fine Committee will be to adopt procedures for hearings.

2. **Ad Hoc Water Committee:** The Chair announced that two eligible home owners have volunteered to serve on the *Ad Hoc* Water Committee: David McElroy and Bill Benson.

Upon motion duly made and seconded, they were unanimously appointed as the initial members of the *Ad Hoc* Water Committee. In the absence of Mr. McElroy, there was no report.

**3. Tree Trimming:** Mr. Welch reported that he had received a bid from Only Trees and was waiting for a bid from Arbor Masters. The Chair directed Mr. Welch to circulate both reports by e-mail when received, with his recommendation. Assuming the Board members agree, Mr. Welch will be directed to proceed with the work, and the Board will formally ratify the contract at the May meeting.

**4. 1225 Bear Island Driveway (Y. Anastay):** After reviewing Mr. Anastay's letter dated January 30, 2010, action failed for want of a motion or second, and the Chair directed Mr. Welch to advise Mr. Anastay that the damage to his driveway appeared to be cosmetic.

**5. 1450 Wilderness Road (Wallace and Ann Van Heemst):** After discussion, the Mr. and Mrs. Van Heemst withdrew their request to the Board to direct his neighbor to repaint the Van Heemst's Privacy Wall.

**6. Landscape Replacement:** Upon motion duly made and seconded, after discussion, the bid submitted by O'Hara dated April 1, 2010, totaling \$2,234.00, was unanimously approved.

**E. Communications to the Board:**

**1. 1220 Bear Island Drive (Rita Z. Hartman):** Ms Hartman is requesting that the trees overhanging her residence be cut down or cut back to discourage raccoons and squirrels from gaining access to her roof and crawl space. Mr. Welch responded that he will have Only Trees inspect the situation and recommend action, if any, to be taken.

**2. 1180 Gator Trail (Claude Kirk):** The home owner requested a schedule for the promised paver repairs. Mr. Welch said that this work would be part of a larger project, which will reduce the per project cost, but may be deferred until 2011.

**3. 1250 Bear Island Drive (James Zarfoss):** The home owner complains that the gutter in front of his residence never completely drains even in the absence of leaves, etc. After discussion, no action was taken for lack of a motion.

**F. Next Board Meeting:** The Chair set the next Board meeting at 7:00 P.M., Monday, May 3, 2010, in the Faircloth Meeting Room, Shiloh Park, West Palm Beach, Florida.

**G. Adjournment:** There being no further business, the Chair adjourned the meeting at 8:20 P. M.

Respectfully submitted,

Approved: 5/3/, 2010

*Stephen L. Seftenberg*  
Stephen L. Seftenberg, Secretary

*Howard Berman*  
Howard Berman, President