

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
MONDAY, AUGUST 2, 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 6:56 P M, on Monday, August 2, 2010, in the Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, 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 of the meetings of July 13, 2010 were unanimously approved.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Gov. Claude Kirk, Rick Marcinak, David McElroy and Diane Rose, home owners.

B. Reports:

1. President's Report: No report.

2. Manager's Report: The Manager's written report will be filed with the minutes of this meeting. Of particular concern is that the total arrearages as of July 29, 2010 were \$69,786.28 (6.67% of the 2010 budget). The Manager reported that he had authorized Dennis Cass to repair the sliding doors and screen doors of the Gate House at a cost of \$475.00. Upon motion duly made and seconded, the Board unanimously ratified this expenditure. The Manager further reported that Bear Lakes Country Club had advised him that the Club now acknowledged that the ficus trees at the entryway are on Club property and their maintenance and possible removal are Club obligations to be carried out when sufficient funds have been accumulated by the Club for this project. Since two of the trees are clearly near death, the Manager will continue to be in touch with the Club on this problem. The damaged mailboxes on Bear Island Drive between Wilderness Drive and White Wing Lane have been replaced with no expense to the Association. There remain 38 dirty roofs in the community. After discussion, the Manager will defer further action until after the hurricane season. The Manager reported that he has received a complaint from a neighbor that there is a window air conditioner in the garage window at 990 Bear Island Drive. The Manager will send the owner a letter requesting its removal.

3. ACC: No report.

4. Gatehouse: No report.

C. Old Business:

1. Fine Committee: At the request of the Chair, Mr. Seftenberg said he would redraft the "long fine letter" down to two pages, to be sent out with the 2011 budget. The "long fine letter will be piggy backed with a later letter to the owners.

2. 1275 Gator Trail: No progress has been made in carrying out the *de minimus* repairs and the mowing of the Back Yard of this vacant property in foreclosure directed at the July 13, 2010 meeting. The Manager and Mr. Marcinak will inspect the property and submit a budget to the Board at the September meeting.

3. **Foreclosure Problems: 1415 Bear Island Drive (no action since Mary 25, 2010); 1275 Gator Trail (haring on Association's motion for summary judgment set for August 2, 2010); 1100 Gator Trail (no action since January 25, 2010); 1135 Gator Trail (Association's motion for summary judgment set for July 1, 2010, but postponed by court).** The members of the Board expressed their frustration that the banks appear unwilling to finalized foreclosures that would require them to bear the expenses of ownership while the expense to the Association of actively trying to force the banks to move forward is prohibitive. The Manager will continue to review these files before each Board meeting and recommend action when and if appropriate.

4. **Irrigation System:** Mc McElroy reported that Sullivan will perform maintenance on request at \$400 per visit. He also described the cost-benefit analysis of repairing the "down" pump or purchasing a remote sensor that will provide immediate warning of a downed pump and other problems.

D. New Business:

1. **2011 Budget:** The Manager circulated a "rough draft" of the 2011 budget that he and Ms Saunders have prepared. The September Board meeting should involve a budget workshop.

2. **1240 Bear Island Drive:** In a letter dated May 17, 2010, the Association's attorneys recommend that the Association file suite for foreclosure of its lien for assessments in arrears totaling \$4,975.00 as of July 29, 2010, on this property. The Chair directed the Manager to place this letter with the minutes of this meeting. Upon motion duly made and seconded, the Board unanimously approved payment of \$600.00 initial cost advance, which will be the only expense until the foreclosure action is final.

3. **Storm Drains:** The Manager reported that he has a single bid of \$6200 to clean out the 62 storm drains in the community. The Chair noted that this expenditure will be considered as part of the 2011 budget, if it is to be done at all, recognizing the damage that a clogged storm drain can cause.

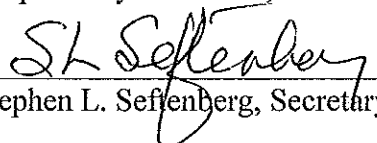
E. Communications to the Board:

1. **Gov. Claude Kirk, 1180 Gator Trail:** Gov. Kirk requested action on the problems caused by the raising of the driveway as it meets his garage. After discussion, upon motion duly made and seconded, the Board unanimously approved the expenditure of not to exceed \$1,000 to correct this problem.

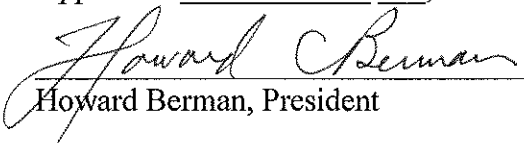
F. **Next Board Meeting:** The Chair set the next Board meeting at 7 PM, Tuesday, September 7, 2010, in the Faircloth Meeting Room, Shiloh Park, West Palm Beach, Florida.

G. **Adjournment:** There being no further business, the Chair adjourned the meeting at 8:35 P. M.

Respectfully submitted,


Stephen L. Seffenberg, Secretary

Approved: 9-7-, 2010


Howard Berman, President