

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
Monday, February 1, 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, February 1, 2010 at the Faircloth meeting room, Shiloh Boulevard, West Palm Beach, Florida. Present were: Directors Howard Berman, Stephen Seftenberg, Karen Spina and Louis Stevens. Laura Fedor was absent. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present. Consideration of the minutes for the January 5, 2009 meeting was put over until the March meeting. Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., and Rick Marciniak, Chair of the Architectural Control Committee.

B. Reports.

1. **President.** No report.
2. **Architectural Control Committee.** Mr. Marciniak submitted a written report that will be attached to these minutes.
3. **Manager's Report.** Mr. Welch submitted a written report that will be attached to these Minutes.
4. **Gatehouse.** Mr. Warnecke purchased a new chair for the gatehouse personnel.

C. Old Business.

1. **Annual Meeting.** Mr. Welch reported that the Notice of the Annual Meeting for March 1, 2010, had been mailed February 1, 2010. Three directors will be elected.
2. **Irrigation Pumping Station Audit.** Mr. McElroy submitted a written report that will be attached to these minutes. Upon motion duly made and seconded, and after extended discussion, the following actions were unanimously approved:

- (i) The Hoover contract will not be renewed when it expires at the end of February.
- (ii) The Sullivan Maintenance Agreement (attached to minutes) for at least two visits a year at \$395 per visit was approved.
- (iii) The control panel will be kept and Sullivan's proposal to re-program the control panel at its regular hourly rates, if necessary.
- (iv) The defunct 15 HP motor will not be replaced.
- (v) Mr. McElroy will obtain two bids for replacing a 20 HP motor for the 15 HP motor at no more than \$1800 cost, subject to Mr. Bob Johnson's recommendation.
- (vi) Mr. McElroy's "Process Improvements" will be implemented.

At Mr. Seftenberg's suggestion, Mr. McElroy will discuss with O'Hara Landscaping the idea of using a uniform size irrigation head, which would solve the problem of using wrong size heads. Also discussed, but with no action, was the possibility of using remote measurements of water usage by the owners.

Mr. Seftenberg raised his prior suggestion that the scheduling of irrigation of the owner's areas be adjusted. The Chair requested Mr. McElroy to discuss this with O'Hara Landscaping.

The Chair then expressed the appreciation of the Board for Mr. McElroy's hard work and intelligent recommendations, which was joined in by all the Directors present.

3. 1300 Bear Island Drive. After extended discussion with Gov. Kirk, it turned out that there were two issues:

With respect to the replacement of overgrown plant material, upon motion duly made and seconded, the Board unanimously approved the planned work outlined by Mr. Welch.

With respect to the owner's request to remove some rocks and pavers and to plant sod in a portion of his Front Yard, at a cost of \$122.50, Gov. Kirk rejected the Association's offer to pay half of the cost. Upon motion duly made and seconded, the Board unanimously approved the decision of the ACC not to proceed with the proposed work at the cost of the Association.

4. Amending Reserve Allocations. Mr. Welch had circulated by e-mail Patrick Darling's "overview" of Mr. Seftenberg's suggested revisions of our reserved allocations, which will be attached to these minutes.

D. New Business.

1. Funding Reserves. Upon motion duly made and seconded, and after discussion, Ms. Fedor's written report recommending that the Association transfer \$39,800 from Operating Funds to remedy a shortfall in two reserves was unanimously approved. The report will be attached to the minutes.

E. Communications to the Board. Mr. Stevens asked Mr. Welch to request that the Villages POA pick up the litter along the Village Boulevard fence. Mr. Stevens also reported that Mrs. Stevens had conducted a survey of landscaping improvements on the Common Areas and asked Mr. Welch to contact her to go over her recommendations.

F. Next Meeting; Adjournment: The next regular meeting of the Board is scheduled for Monday, March 1, 2010, following the Annual Meeting of the Members at the Bear Lakes Country Club dining room.

There being no further business, the meeting was adjourned at 8:35 P. M.

Respectfully submitted,

Approved: March 5, 2010

Stephen L. Seftenberg
Stephen L. Seftenberg, Secretary

Howard Berman
Howard Berman, President