

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
CORRECTED MINUTES OF MEETING OF THE BOARD OF DIRECTORS
Monday, January 4, 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, January 4, 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 present by speaker phone. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present. The minutes for the December 7, 2009 meeting were approved as submitted. Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Rick Marciniak, Chair of the Architectural Control Committee, Ron Warnecke, owner, and Paulette Burdock, candidate for Palm Beach County Commission.

The Chair recognized Mrs. Burdock, who circulated campaign material, explained why she was running and answered questions. Mrs. Burdock requested and was granted permission to remain and watch the meeting.

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. Mr. Welch stated that the year-end financial statement will be mailed to the Directors when it is completed. Mr. Welch stated that the lender has commenced foreclosure against 2840 Wilderness (Estate of Randolph A. Frank, Sr.). Upon motion duly made and seconded, the Board unanimously directed Mr. Welch to request our attorneys to file appropriate pleadings. A motion to request our attorneys to file motions to compel the lender-plaintiffs in pending foreclosure actions to move forward failed for want of a second and action was tabled by the Chair.

4. **Gatehouse.** Mr. Warnecke advised the Board that a new swivel chair was needed at the gatehouse because the personnel continued to recline until the backs were broken. Upon motion duly made and seconded, the Board unanimously approved the purchase of a new chair. Mr. Warnecke also reported that the personnel expressed their appreciation for the year-end holiday bonuses.

C. Old Business.

1. **Irrigation Pumping Station Audit.** Mr. McElroy was put on a speaker phone and gave a short report and responded to questions. After discussion, upon motion duly made and seconded, the Board unanimously authorized Mr. McElroy obtain bids to replace or repair

the 15 hp “jockey” pump at a price not to exceed \$1400 and submit the bid he recommends to the Manager for execution and payment. Mr. Seftenberg requested Mr. McElroy, (1) to obtain competitive bids for replacing the third “spare” 25 hp pump and (2) after conferring with Bob Johnson and O’Hara, to submit a revised irrigation schedule that will reduce or eliminate the need to keep pressure in the lines not being used. After this discussion, Mr. McElroy was excused from the meeting with the appreciation of the Board.

2. 1190 Gator Trail. Mr. Welch submitted two bids to solve the problem at this address caused by the difference in height of the owner’s driveway and the apron in the common area. At the request of the Board, Mr. Welch has obtained and circulated two bids: (1) from Apex Pavers to replace the existing apron with concrete pavers at a cost of \$2,250 and (2) from Roth’s Concrete Pumping, Inc., to remove and replace at the proper height a 12 x 4 foot section of the owner’s driveway at a cost of \$750. After discussion, upon motion duly made and seconded, the Board unanimously approved the bid from Roth’s Concrete Pumping, Inc. The rationale for repairing an owner’s driveway, which normally would be the owner’s cost, is that the Association saves \$1,500 over the cost of repairing the common area apron. This explanation will shield the Association from requests from other homeowners to repair their driveways in the absence of any cost savings to the Association.

3. Paying HOA Assessments by Credit Card. The cover letter sent out by MMI mentioned that this option would be available, but did not disclose its cost. The Chair requested Mr. Welch to submit a written report on the cost and procedure for automatic payments of HOA assessments, which can go out in the 2010 Gazette.

4. Amending Reserve Allocations. Upon motion duly made and seconded, the Board unanimously approved a direction to Mr. Welch to have our CPA advise the Association of the cost of reviewing Mr. Seftenberg’s memorandum proposing changes in the reserve allocations, which would require approval at the Members’ 2010 Meeting.

D. New Business.

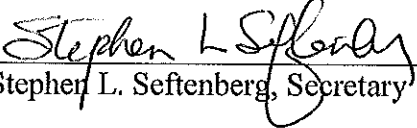
1. Expiring Director’s Terms. Mr. Welch stated that the two-year terms of Laura Fedor, Karen Spina and Howard Berman will expire in March 2010. He also noted that the seat filled by Karen Spina will not expire until March 2011, but if she expresses a desire to resign from the Board, we will need to appoint a replacement.

2. Landscape Replacement Bid. Mr. Welch had included O’Hara’s bid for landscape replacement with the meeting materials. Gov. and Mrs. Kirk (1180 Gator Trail) has requested the Association to remove some rocks and pavers and to plant sod in a portion of their Front Yard, at a cost of \$122.50. It was pointed out by several Directors that the rocks and pavers were not “original” and had been put there by the owners so that their removal and replacement had become an owner’s expense item. After discussion, upon motion duly made and seconded, the Board unanimously approved a direction to Mr. Welch to advise the homeowner that the proposed work was not an Association expense and that if the owner wanted the work done, O’Hara had submitted a bid of \$122.50 (which might be higher if the work is done at a later date).

F. Next Meeting; Adjournment: The next regular meeting of the Board is scheduled for 7:00 P. M., Monday, February 1, 2010, at the Faircloth meeting room.

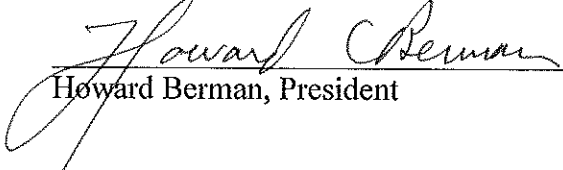
There being no further business, the meeting was adjourned at 8:20 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: MARCH 5, 2010



Howard Berman, President