

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF MEETING OF THE BOARD OF DIRECTORS**  
**TUESDAY, JULY 13, 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 Tuesday, July 13, 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 May 3, 2010 were unanimously approved.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Bill Benson, Rick Marcinak, David McElroy, Diane Rose\* and Ron Warnecke, home owners.

**B. Reports:**

1. **President's Report:** Mr. Berman reported that he had attended the hearing in *Heath v. Bear Island Homeowners Association, Inc., et al.*, after which the Association attorney filed a motion for summary judgment, which was granted. [On July 16, 2010, the signed order was circulated. A copy of this order will be attached to the minutes.] Mr. Heath will have 30 days from the date of the order in which to appeal.

2. **Manager's Report:** The Manager's written report will be filed with the minutes of this meeting. Mr. Welch confirmed that the Association had recovered approximately \$13,000 in back assessments from the Speight foreclosure.

3. **ACC:** No report.

4. **Gatehouse:** No report.

**C. Old Business:**

1. **Irrigation:** Mr. McElroy reported that it took Sullivan two months to repair the "jockey" pump and that Sullivan will give the Association a modest credit on its bill. One pump went offline, probably due to overheating because the constant starting blows the circuit breaker. Mr. McElroy recommended that he work with O'Hara and Bob Johnson to make sure that the zones closest to the pumps go on line first, etc. On motion duly made and seconded, the Board authorized the expenditure of up to \$500 for Mr. Johnson's fee. The Chair noted that certain homeowners are requesting that the time for their irrigation be changed, which might be possible once we have a handle on the timing. Mr. McElroy recommended that the Association consider installing a system to add surfactants to the irrigation water, which will reduce evaporation and increase absorption of the water by the plant material. The third pump is now the "backup" in the event of a failure, assuming we have "real time" alert of any failure.

2. **Water:** Mr. Benson reported that he has been in touch with two City Commissioners about either having the City take over the potable water system or permit sub metering by the Association. Mr. Welch confirmed that MMI can bill demand and volume.

3. **Fichus trees:** The Chair requested Mr. Welch to determine to the satisfaction of Bear Lakes Country Club that these trees by the entrance to Bear Island are on Country Club property. They are seriously overgrown and causing damage to Bear Island property. Club members who also live in Bear Island may be able to help us negotiate a satisfactory outcome.

4. **Natural Gas:** Ms Saunders reported that Florida Public Utilities Company, which supplies natural gas within West Palm Beach, has a main line running along Village Boulevard and offered to install a supply system to the curbs of each of our 227 homes at its cost. Each homeowner could have the supply line extended into his or her home at a cost of approximately \$500, which would be waived if the homeowner purchased a gas appliance for his or her home. Ms Saunders suggested that the Board "piggyback" a survey on this issue in its budget letter to the owners.

5. **Holiday Lighting:** Mr. Welch reported that the lighting company had a \$1,000 minimum annual charge for its services. Without a motion to approve an increase in the amount of \$1,000, or the minimum necessary for Holiday Lighting to accept, the issue died.

6. **Fine Committee:** Mr. Seftenberg had circulated a resolution (attached) outlining the policy and procedures of the Fine Committee, with a detailed Appendix describing the violations. After discussion, upon motion duly made and seconded, the resolution was unanimously adopted. Mr. Seftenberg also circulated a covering letter, for Mr. Berman's signature, describing the way in which the Fine Committee would operate. The letter, with comments and suggestions from the other Directors, could go out before the end of the month.

After discussion, upon motion duly made and seconded, the following persons were appointed to the Fine Committee, to serve at the pleasure of the Board: William Benson, David McElroy and Patricia Warren.

#### **D. New Business:**

1. **1275 Gator Trail:** This house is vacant and is suffering serious deterioration. In addition, the back yard needs attention. After discussion, upon motion duly made and seconded, the Board directed Mr. Welch to perform *de minimus* repairs to the house and have the back yard mowed, with the goal being to make this residence less of an eyesore.

2. **Landscape Replacement:** After discussion, upon motion duly made and seconded, the proposal submitted by O'Hara (attached to the minutes) for specified landscape replacements totaling \$786, was unanimously adopted.

3. **Mailbox replacements:** After discussion, upon motion duly made and seconded, the proposal submitted by Gangbox's Unlimited (attached to the minutes) was approved by a vote of 3-1 (Mr. Berman voted no and Mr. Seftenberg recused himself).

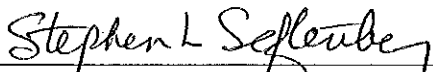
#### **E. Communications to the Board:**

1. **David McElroy, 1170 Gator Trail:** Mr. McElroy submitted pictures of seriously overgrown landscape in his front yard. The Chair turned this request over to Mr. Welch with directions to have O'Hara resolve the problem.

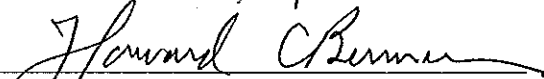
F. **Next Board Meeting:** The Chair set the next Board meeting at 7 PM, Monday, August 2, 2010, in the Faircloth Meeting Room, Shiloh Park, and West Palm Beach, Florida.

G. **Adjournment:** There being no further business, the Chair adjourned the meeting at 8:45 P. M.

Respectfully submitted,

  
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Stephen L. Seftenberg, Secretary

Approved: August 2, 2010

  
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Howard Berman, President