

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JUNE 7, 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 7:04 P M, on Monday, June 7, 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 and David McElroy, home owners.

**B. Reports:**

1. **Manager's Report:** The Manager's written report will be filed with the minutes of this meeting.

2. **ACC:** No report.

3. **Gatehouse:** No report.

**C. Old Business:**

1. **Tree Trimming:** Mr. Welch reported on the progress of the hard wood and palm tree trimming projects, all of which should be completed before the hurricane season.

2. **Irrigation:** Mr. McElroy reported that he has been working with O'Hara to make sure the sprinkler zones are activated starting with the zone closest to the pump and working outward to the furthest zone. This procedure will reduce surges on the system. Mr. McElroy also confirmed that our irrigation clocks have rain sensors that are designed to curtail pumping irrigation water if it is raining. Since some owners have reported that their irrigation sprinklers are "on" while it is raining, he recommends that O'Hara test every clock to see if this feature is working. In response to a question, Mr. McElroy said that Bear Island's watering schedule runs from 4 PM to 10 AM on Tuesday-Wednesday, Thursday-Friday and Sunday-Monday. Mr. McElroy then reported that he has requested a quote from Sullivan on a remote monitoring system, which would alert us to leaks before the common areas and yards are flooded. He estimates that it might take \$1,500 to \$1,800 to have this system installed and states that he believes it will pay for itself. The Board also authorized Mr. McElroy to meet with O'Hara to discuss his preventive maintenance ideas.

2. **Water:** Mr. Benson confirmed that the City of West Palm Beach (unlike almost every other municipality in Florida) prohibits submetering. He stated that once he

has familiarized himself with the history of our efforts to have the City take over the potable water system, he will see what can be done to bring about this desirable resolution.

**3. Heath v. Bear Island:** Mr. Berman confirmed that he will attend the mediation hearing, which might lead to settlement of this litigation.

**D. New Business:**

**1. Hurricane Procedures:** The three page memorandum, prepared by MMI, is attached to the minutes.

**2. Holiday Tree Lighting:** Mr. Welch circulated a proposal from Holiday Lighting Designs, Inc., for LED lighting at the entrance. After discussion, upon motion duly made and seconded, a proposal not to exceed \$550 was approved by a vote of four to one (Mr. Seftenberg voting against). [Subsequent to the meeting, Mr. Welch advised the Board by e-mail that an anonymous donor had contributed the cost of the holiday lighting.]

**3. Fine Committee:** Mr. McElroy noted the absence of written guidelines from the Board. Mr. Seftenberg volunteered to draft something for the July meeting.

**4. Natural Gas Supply:** 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. The Chair request Ms Saunders to get something in writing from FPUC.

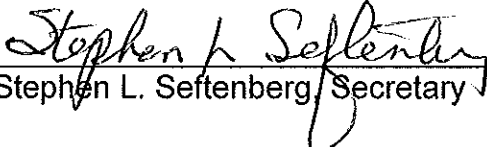
**E. Communications to the Board:** There were none.

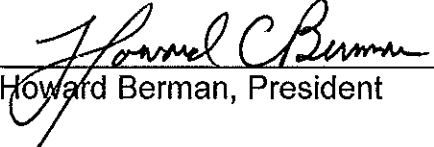
**F. Next Board Meeting:** The Chair tentatively set the next Board meeting at 7 PM, Monday, July 12, 2010, in the Faircloth Meeting Room, Shiloh Park, West Palm Beach, Florida. [Subsequent to the meeting, Mr. Welch advised the Board by e-mail that the only date available was Tuesday, July 13, 2010.]

**G. Adjournment:** There being no further business, the Chair adjourned the meeting at 8:36 P. M.

Respectfully submitted,

Approved: \_\_\_\_\_, 2010

  
Stephen L. Seftenberg, Secretary

  
Howard Berman, President