

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
MONDAY, MAY 3, 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, May 3, 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 March 1, 2010, and April 5, 2010, were unanimously approved.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Rick Marcinak, chair of the Architectural Control Committee ("ACC"), Ron Warnecke, President of the Villages of the Palm Beach Lakes Property Owners Association ("POA"), David McElroy and Mr. and Mrs. Anastay, home owners.

B. Reports:

1. **Manager's Report:** The Manager's written report will be filed with the minutes of this meeting. The Manager's Report states that the irrigation time clock near 2745 White Wing Lane was struck by lightning. Mr. McElroy reported that he had examined the time clock and in his opinion the cause was not lightning and the time clock appears to be in working condition. He will retain it until a replacement is needed.

2. **ACC:** No report.

3. **Gatehouse:** Mr. Warnecke reported that there had been no complaints and no turnover in personnel the last month.

E. Communications to the Board: 1225 Bear Island Drive (Anastay) As a courtesy to Mr. and Mrs. Anastay, the Chair stated the Board would take up his complaint next. After discussion, Mr. Marcinak volunteered to inspect the homeowners' driveway and report back to the Board.

C. Old Business:

1. **Irrigation:** Mr. Welch reported that Sullivan Irrigation has taken over and will submit a written report on our irrigation system after its first inspection visit. The "jockey" pump has been repaired. Sullivan gave him a proposal to repair the 10 hp pump for a total cost of \$1,768.82. After discussion, in the absence of a motion, the proposal will not be acted upon at this time. Mr. McElroy reported that he would meet with Sullivan to make sure that the irrigation zones are going on in the correct order and on the correct schedule.

2. **Water:** Mr. McElroy reported that there is an external devise for measuring water usage for an individual house. Sullivan Irrigation is considering purchasing one of these devices for its own use and may be willing to perform a random survey of 25 homes for a fee.

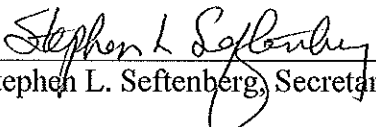
D. New Business:

1. **Tree Trimming:** At the suggestion of Director Saunders, Mr. Welch obtained more specific and comparable bids from Only Trees and Arbor Experts. In addition, Director Saunders obtained a third bid from Tri Brothers Trees. After discussion, upon motion duly made and seconded, the Board unanimously approved the bid of \$19,960 by Only Trees.

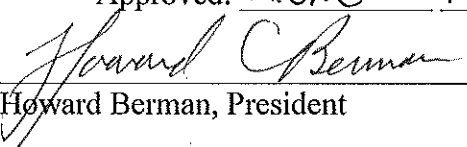
F. **Next Board Meeting:** The Chair set the next Board meeting at 7:00 P.M., Monday, June 7, 2010, in the Faircloth Meeting Room, Shiloh Park, West Palm Beach, Florida.

G. **Adjournment:** There being no further business, the Chair adjourned the meeting at 8:23 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: JUNE 7, 2010


Howard Berman, President