

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 6, 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, December 6, 2010, in the Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, Stephen Seftenberg and Karen Spina. Mr. Stayman was absent due to a trip out of town. 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 amended minutes for the November 1, 2010 and November 18, 2010 meetings were unanimously approved.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., and homeowners Rita Hartman (1220 Bear Island Drive), David McElroy (1120 Gator Trail), Diana Rose (1150 Bear Island Drive) and Ron Warnecke (1100 Bear Island Drive).

B. Reports:

1. **President's Report:** No report.

2. **Manager's Report:** The Manager's written report will be filed with the minutes of this meeting. Mr. Welch reported that he had reserved the dining room of Bear Lakes Country Club for the annual members' meeting, scheduled for Monday, March 7, 2011.

3. **ACC:** No report.

4. **Fines Committee:** No report.

4. **Gatehouse:** Mr. Warnecke informed us that a new gatehouse person was in place.

C. Old Business:

1. **Ficus Trees at Entrance:** Mr. Welch reported that the work had been performed and Bear Island had paid \$625. The other half of the total bill was sent directly to Bear Lakes Country Club.

2. **Irrigation System:** Mr. Welch presented a quote from Sullivan Electric & Pump, Inc., for replacing three pump hour meters at a total cost of \$183.00. Mr. Welch also presented a quote from Sullivan for installing an auto-dialer device at a total cost of \$1,788.56, assuming Richard Kontos (1315 Bear Island Drive) provides the Association with access to his telephone line. Mr. Welch reported that he had been unable to contact Mr. Kontos to confirm his earlier oral agreement. Mr. Warnecke volunteered to contact Mr. Kontos personally. The Board had approved spending this money at the November 18, 2010 special meeting. Both quotes were signed by Messrs. Berman and Seftenberg with the understanding that the dialer price was contingent on obtaining Mr. Kontos' authorization. If this was not forthcoming, Mr. Welch would obtain a bid for the installation of a telephone line owned by the Association and submit it to the Board at its January 2011 meeting.

D. New Business:

1. **Concrete and Paver Repair:** Mr. Welch reported that he had contacted three paver companies to schedule walks to locate required repairs. No walk would take place until Jeff Manuel had completed power washing the sidewalks, gutters and driveway aprons.

2. **Water Shutoff Valve Mapping:** Mr. Welch presented a quote from Engenuity Group, Inc., to locate each shutoff valve's actual location on aerial maps, at a total cost of \$6,750.00 (\$29.74 per home). Due to the fact that there are several errors in the quote (there is only one meter serving Bear Island, the quote refers to "domestic water meters" instead of "domestic water shut off valves," and buried gang boxes containing shut off valves will be located before being uncovered), Mr. Welch will obtain a corrected quote. Mr. McElroy stated that he had a map showing the "as built" locations of these valves but was concerned that many "as built" valves had been moved since the community was completed. He also asked what it might cost to dig up the valves after they have been located. After discussion, the matter was tabled for further review when a corrected quote is received.

3. **2735 White Wing Lane Tree Pruning:** Mr. Welch circulated the service request submitted by Richard Smith (2725 White Wing Lane) to have the following work done on the tree in the front yard of 2735 White Wing Lane: (1) prune the branch hanging over his roof and (2) remove the root growing under his garage which threatens to crack the foundation of his garage. After discussion, the Chair instructed Mr. Welch to have Arbor Trees confirm (1) that the root is in fact growing under Mr. Smith's garage and (2) that the limb growing over Mr. Smith's garage can be pruned without risking the health of the tree, and, if so, to provide quotes for the work to be brought before the Board at its January 2011 meeting.

4. **Acceleration of Delinquent Assessments:** Upon motion duly made and seconded, after discussion, the Board unanimously approved a direction to the Manager "to accelerate the entire amount of any assessments for the remainder of the calendar year notwithstanding any provisions for the payment thereof in installments," pursuant to Paragraph A of Section 2 of Article XI of the Amended and Restated Declaration of Covenants and Restrictions for Bear Island, adopted as of July 6, 2009, when the Manager is sending a delinquent owner's file to the Association's attorneys for collection.

5. **Foreclosures by the Association:** Referring to the Delinquency Report dated November 30, 2010, the Chair directed Mr. Welch to refer the following homeowners to the Association's attorneys for foreclosure of assessments delinquent for at least four quarters: 1230 Bear Island Drive and 2775 White Wing Lane. Each action will cost \$750.00, which the Association will try to recover from the homeowner.

5. **Fines:** Upon motion duly made and seconded, and after discussion, the Board unanimously approved sending fine letters to the following homeowners: 940 Bear Island Circle – owner installed window AC in garage without seeking prior approval; 990 Bear Island Circle – owner made alterations to common area without seeking prior approval; and 1290 Bear Island Drive

-- owner repeatedly left trash bin in driveway despite receiving letters requesting owner to stop doing so.

E. Communications to the Board:

1. **Rita Hartman, 1220 Bear Island Drive:** Ms Hartman questioned why she had received a letter from MMI stating that she owed \$655.00 attorneys' fees. She stated that her understanding was that this charge would be waived if she paid each quarter in full before the end of the quarter. Mr. Welch responded that the letter had been sent out from the Miami office in error. The Chair assured Ms Hartman that the Association would not attempt to collect this fee if Ms Hartman continued to comply with her agreement with the Association to pay each quarter in full before the end of the quarter.

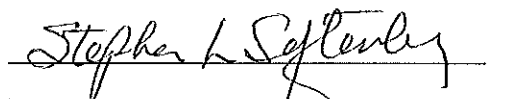
2. **Ron Warnecke, 1100 Bear Island Drive:** Mr. Warnecke felt that it is unfair to owners who pay on time (or even ahead of time as he does) to allow owners in financial difficulty to pay assessments in arrears without collecting a late charge, interest and costs and expenses to the Association because of the extra work involved in administering such special payment arrangements, referring to Paragraph B of Section 2 of Article XI of the Amended and Restated Declaration. He stated that he preferred that no such arrangements be entered into at all. After discussion, the Chair directed Mr. Welch to put this subject on the agenda for the January meeting.

F. Next Regular Board Meeting: The Chair set the next regular Board meeting at 7 PM, Monday, January 3, 2011, in the Faircloth Meeting Room, Shiloh Park, West Palm Beach, Florida.


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

Respectfully submitted,

Approved: 1/3, ²⁰¹¹2010



Stephen L. Seftenberg, Secretary



Howard Berman, President