

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, SEPTEMBER 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 7:01 P M, on Tuesday, September 7, 2010, in the Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Stephen Seftenberg, Karen Spina and Louis Stevens. Gail Saunders was excused. 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 August 2, 2010 were unanimously approved.

Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., William Benson (2750 White Wing Lane), Jeffrey Greif (1150 Gator Trail) and Rita Hartman (1220 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 the two homeowners (2770 Wilderness and 2860 Wilderness) who had their proposals rejected by the ACC have not filed a timely appeal with the Board so that no further action will be required unless and until the ACC requests the Board to have Mr. Welch send out a "violation" letter imposing a fine.

**3. ACC:** No report.

**4. Gatehouse:** No report.

**C. Old Business:**

**1. Trees at Entry:** Mr. Welch reported that he has not heard from Bear Lakes Country Club with respect to the dying trees on its property at the entrance.

**2. 2011 Budget:** After review and discussion, the draft proposed 2011 budget prepared by Ms. Saunders and Mr. Welch was approved by the Board and the Chair instructed Mr. Welch to send it to the homeowners in time for final consideration at the October 4, 2010 meeting.

**D. New Business:**

**1. Pest Control:** Jeff Van Mill of Hulett's Specialty Service Agreement presented a proposal to place rate bait stations along our lakes with the intent of reducing the number of rats invading our homes. He submitted proposals for 75 and for 135 bait stations. Mr. Welch will obtain proposals from at least two other sources and bring them to the October meeting, for possible inclusion in the 2011 budget.

2. **2730 White Wing Lane:** Only Trees has inspected the laurel oak in the Front Yard of this residence and recommended its removal at a cost of \$775.00. After discussion about possible alternatives, upon motion duly made and seconded, the Only Trees proposal was unanimously approved.

3. **1150 Gator Trail:** The homeowner, Jeffrey Greif, presented evidence that he had attempted to pay the second and third quarter assessments by credit card without success. After extensive discussion of the problems attendant to the processing of such payments, upon motion duly made and seconded, the Board unanimously approved (1) the removal of the \$50 late fees and (2) absorbing the \$131 attorneys' fee if our attorneys will not waive it. The Chair instructed Mr. Welch to resolve MMI's internal difficulties so that our homeowners can pay assessments by automatic credit card charges and report back at the October meeting. If possible, a letter should be included in the 2011 budget mailing explaining that this procedure is available and describing how it will be processed.

4. **Entry Painting:** Mr. Welch presented a proposal by Walsh Painting to prep and repaint the front entrance caps for \$750.00. After discussion, upon motion duly made and seconded, the Board directed Mr. Welch to have Jeff Manuel pressure wash the caps and, if this did not solve the problem, have the caps repainted per the Walsh proposal.

**E. Communications to the Board:**

**Rita Hartman (1220 Bear Island Drive):**

(a) The homeowner, Rita Hartman, has had difficulty in paying the quarterly assessments on time, resulting in a letter from our attorneys accelerating her 2010 payments. After extensive discussion, upon motion duly made and seconded, the Board instructed Mr. Welch to reverse the acceleration notice provided that Ms. Hartman pays \$974.26 by September 30, 2010.


(b) Ms Hartman, in response to a notice from the Association to clean her roof, noted that her roof had been cleaned on March 10, 2010, when the house was painted and the roof repaired. Apparently the repairs have not solved the leaking problem and will have to be redone, after which the roof can be cleaned. After discussion, the Chair instructed Mr. Welch to forbear on further action on this matter, provided that the homeowner has completed the repairs and cleaned the roof by the end of November.

(c) Ms Hartman brought to the attention of the Board that a tree in her Front Yard was causing problems. The Chair volunteered to inspect the tree with Ms Hartman and report the problem to Mr. Welch for possible action.

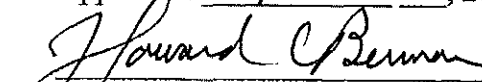
**F. Next Board Meeting:** The Chair set the next Board meeting at 7 PM, Monday, October 4, 2010, in the Faircloth Meeting Room, Shiloh Park, West Palm Beach, Florida.

**G. Adjournment:** There being no further business, the Chair adjourned the meeting at 8:55 P. M.

Respectfully submitted,

  
Stephen L. Seftenberg, Secretary

Approved: 10/4, 2010

  
Howard Berman, President