

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF MEETING OF THE BOARD OF DIRECTORS
MONDAY, JANUARY 3, 2011

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, January 3, 2011, in the Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, Stephen Seftenberg, Karen Spina and Harold Stayman. 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 December 6, 2010 meeting were unanimously approved and signed

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), Norma Stayman (2870 Wilderness Drive) and Ron Warnecke (1100 Bear Island Drive); and Diana Rose (1150 Bear Island Drive), a member of an Owner's family residing in the home.

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. Of the three paver companies he contacted, only T&P Pavers has responded with a bid as of this date. We are awaiting bids from Apex and Driveway Maintenance. ~~Mr. Welch reported that he had reserved the dining room of Bear Lakes Country Club for the annual meeting of the members at 7 PM, Monday, March 7, 2011.~~
3. **ACC:** No report. Diana Rose was appointed to the ACC.
4. **Fines Committee:** Mr. McElroy reported that the Fines Committee was unable to obtain a quorum at the January 3, 2010 meeting. Mr. Benson was sick and Ms Warren has resigned.
5. **Gatehouse:** Mr. Warnecke informed us that Ed, the newest gate person, has received good reports. The holiday bonuses have been distributed.

C. Old Business:

1. **Sullivan Electric Phone Line:** After discussion of Sullivan Electric's potential problem with using a third party telephone line, on motion duly made and seconded, the Board approved having the Association deliver a "hold harmless" letter to Sullivan Electric.
2. **Late payment procedure:** The Chair appointed Ms Saunders and Mr. Seftenberg to report to the Board any recommendations as changes in the current procedures.
3. **2725 White Wing Lane Tree Pruning:** After discussion, upon motion duly made and seconded, the bid by Tri-Bros Tree & Landscaping of \$250.00 to prune the tree roots and

branches of the tree in the Front Yard of 2725 White Wing Lane to the property line between the two homes was unanimously approved.

4. **Water shutoff valve location:** After discussion, the bid of Engenuity to locate the water shutoff valves in Bear Island for a cost of \$6,750.00 was tabled for want of a motion. Upon motion duly made and seconded, the Board authorized David McElroy (1) to walk the property with a representative of O'Hara to locate the water shutoff valves that were no longer visible because they were overgrown, (2) to obtain a bid from O'Hara for digging out overgrown valves so they can be mapped and (3) recommend what it would cost to locate the correct position of each valve on a plat of Bear Island provided by Mr. Seftenberg. The Chair, joined by the entire Board, took a moment to thank Mr. McElroy for his extensive and helpful volunteer labors on behalf of the community.

D. New Business:

1. **Sidewalk Repairs:** As indicated in Mr. Welch's report, we are awaiting bids from three paver repair companies, based on the survey prepared by Mr. Welch.

2. **Entrance Gate Repairs:** All three gate motors have failed almost simultaneously. TEM bid a total of \$8,160.44 to replace all three barrier gate motors, gate arms and counterweights, using existing wiring. Upon motion duly made and seconded, after discussion, the Board unanimously approved the expenditure and the President signed the proposal.

3. **Landscape Replacement:** Upon motion duly made and seconded, the proposals by O'Hara to totaling \$2,648.00 and \$409.50 were approved 4-0, with Mr. Seftenberg abstaining because the proposals included replacements of diseased and disfigured shrubs in his Front Yard.

4. **2011 Newsletter:** The Chair stated that he had prepared a draft of a portion of a Newsletter to accompany the Notice of the Member's Annual Meeting in March 2011, and invited the other Directors to submit suggested text.

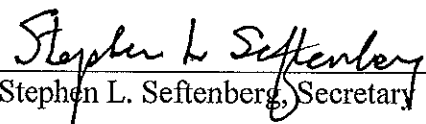
5. **Emergency Telephone Calling Service:** Mr. Welch reported that several other HOAs had contracted with NTEc to provide emergency telephone calling service to each home in the HOA that signed up for this service. The cost would be \$5.50 per home per year. The Chair requested Mr. Welch to bring a written proposal with an outline of the proposed service to the next meeting.

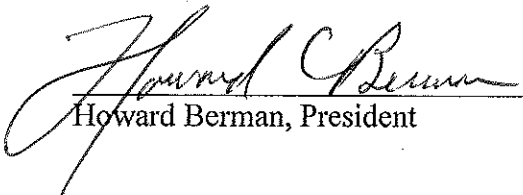
E. Communications from the Owners: None.

F. Next Meeting; Adjournment: The Chair set the next regular meeting of the Board for the Faircloth Meeting Room at 7 PM, Monday, February 7, 2011. There being no further business, the Chair adjourned the meeting at 8:32 P. M.

Respectfully submitted,

Approved: 2/7, 2011


Stephen L. Seftenberg, Secretary


Howard Berman, President