

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
Wednesday, November 16, 2011

A. Call to Order, Notice, Roll Call, Determination of Quorum, Approval of Prior

Minutes: The regular meeting of the Board of Directors of Bear Island Homeowners Association, Inc., pursuant to posted notice, was held at 6:30 P.M., Wednesday, November 16, 2011, in the Board Room of Bear Lakes Country Club, West Palm Beach, Florida. Present were: Directors Howard Berman, Diana Kaufman, Gail Saunders, Stephen Seftenberg and Karen Spina. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present. Also present were, Ron Warnecke, 1100 Bear island Drive, Gate Liaison and President of the Villages Property Owners' Association, David McElroy, 1170 Gator Trail, Chair of the Irrigation and Water Committee, Rosemary Gensler, 1260 Bear Island Drive, Rick Marcinak, 1065 Gator Trail, and Patricia Miclean, 1055 Gator Trail, members of the Architectural Control Committee, and residents Bill Benson, 2750 White Wing Lane, Mary Church, 930 Bear Island Circle, Stan Gensler, 1260 Bear Island Drive, and Joseph Kaufman, 1525 Bear Island Drive. Minutes for the October 3, 2011, regular meeting were approved.

C. Unfinished Business:

2. Management Review. In the absence of Bryan Welch, of MMI, Inc., our Property Manager, the Chair opened the meeting to comments on the Management Review. All Directors had submitted written evaluations following the form submitted by Ms Kaufman. Mr. Berman will meet with Mr. Welch in the near future and go over the evaluations. At her request, Ms Kaufman will attend this meeting. Upon motion made and seconded, the Board unanimously approved continuation of Mr. Welch and MMI as Property Manager through 2012. Upon motion duly made and seconded, the Board unanimously approved a holiday bonus to Mr. Welch of \$300.

Mr. Welch entered the meeting at 7:00 P. M.

B. Reports:

1. President's Report. Mr. Berman reported that MMI had received a signed Stipulation of Settlement with Mr. Charles Land and his son with respect to assessment delinquencies for 1415 Bear Island Drive.

Father Jerry

2. Manager's Report. The Manager's written report will be filed with the minutes.

3. Communications Committee. Upon motion duly made and seconded, Mr. and Mrs. Mark Holbert be retained for 2012 at \$30 per month as web master of BearIsland.usa. Ms Kaufman and Ms. Saunders suggested that the Communications Committee explore the idea of paying a one-time fee so that selected persons could make changes directly to the web site, as is done in many business offices. Ms Kaufman recommended that a short e-newsletter be sent out around December 1st focusing on the holidays. She also reminded the Board that their portions of the Winter e-newsletter be submitted by December 15.

Jerp

4. Irrigation and Water Committee. Mr. McElroy reported several water leak emergencies in which there had been poor communication between Mr. Welch and him. He was also critical of Flamingo Plumbing's performance. Extended discussion followed with respect to the liability for repairing leaking pipes in the Front Yards between the "local" water shutoff valves and the "house" water shut off faucets.

5. Architectural Control Committee. Mr. Marcinak had submitted his resignation as Chair as of November 16, but at the request of the Board withdrew it until the Board can recruit a Chair. The following persons were appointed as members of the ACC and as Assistant Vice Presidents, to serve at the pleasure of the Board: Rosemary Gensler, Rick Marcinak, Alex McConnell, Wayne Meisenzahl, Patricia Miclean and Howard Solomon.

6. Property Owners Association Report. Mr. Warnecke reported that several HOAs belonging to the POA were delinquent in paying their assessments, which has put a severe crimp in the POA's operations. The POA is still negotiating extension of the expired contract with respect to maintenance of the lighting and maintenance of the parkway in the center of Village Boulevard.

7. Gatehouse Report. Mr. Warnecke reported that the Gate House personnel were performing satisfactorily. Upon motion duly made and seconded, the Board approved a \$300 holiday bonus to be spread among the Gate House personnel at Mr. Warnecke's discretion.

C. Unfinished Business:

1. Architectural Standards and Procedures. Upon motion duly made and seconded, the final draft of the Architectural Standards and Procedures were unanimously approved. The Chair directed the Rules and Regulations and the Standards to be mailed to the owners to be received by the end of the year.

3. Water Shutoff Valves. As reported in the Property Manager's Report, Engenuity Group, Inc., has submitted a proposal (1) to locate all domestic water shutoff valves, (2) create a Google Earth KMZ file so the valves can be seen on laptops, etc., and (3) produce a wall map on which the valves would be marked, for \$4,400. Upon motion by Ms Kaufman seconded by Ms Saunders the Board unanimously approved the appointment of a special committee consisting of Mr. Welch, Mr. McElroy and Ms Kaufman obtain three bids from licensed, bonded and insured companies for the above project and that up to \$10,000 be set aside from our contingency reserve for this purpose.

4. Entry lighting. Higgens Electric has submitted a bid of \$1,200 to pull a new 20 amp circuit to the middle island in the entrance. This work would be required only if the Association decides to install holiday lights per a bid from Holiday Lighting Designs, Inc., ranging from \$908 to \$1444. Upon motion duly made and seconded, the Board unanimously agreed to defer action on this matter pending results from the effort to collect voluntary contributions toward this expense. In the meantime, Ms Kaufman reported that Florida Image to install LED strings on the Gate House and one palm tree at no cost. She also reported that she had purchased 5 lines of 18 LEDs for a total of \$88 and an outdoor extension cord. Upon motion duly made and seconded, the Board unanimously approved this project at Association expense.

D. New Business:

1. **Corporate Renewal.** Mr. Seftenberg requested deferral of this matter to the December meeting.

2. **Sidewalk Repair.** Upon motion duly made and seconded, after discussion, the following sidewalk repairs were approved: 1240 and 1250 Bear Island Drive and 1170 Gator Trail. The proposal to repair the golf cart path just inside the entrance was deferred with direction to the Property Manager (1) to obtain at least three (3) written bids and (2) then to consult with Bear Lakes Country Club to see whether the Club would pay for all or part of the repair allegedly caused during the golf tournament last year.

3. **Front Entry Repairs.** Mr. Welch reported that MMI had received \$2,271.70 from the insurance carrier covering the truck that damaged the gate house, which would cover 96.36% of the cost of repair (\$2,189.00).

4. **1235 Owl Point Circle (William St. John).** Mr. Welch reported that this home is falling into disrepair, with the roof soffit hanging down. The owner is ignoring repeated requests for him to make needed repairs. The Chair requested the Property Manager to obtain quotes for (1) examination of the home's condition and (2) the cost of reattaching or replacing the soffit, to be billed to the owner.

5. **Gate House Contract.** MMI has submitted a bid to provide the same service for 2012 at a rate that is lower than the AlliedBarton 2012 proposal. Upon motion made and seconded and after discussion in which Mr. Warnecke affirmed that the present Gate House personnel can be hired by MMI, the Board unanimously approved the MMI bid.

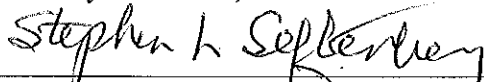
6. **Anchor Bank CDs.** Upon motion duly made and seconded, following discussion of the news reports downgrading this bank's financial rating, the Board unanimously approved moving the Association's CDs to another local bank with a satisfactory rating when they mature.

E. Communications to the Board. There were none.

F. Next Meetings; Adjournment: The Chair set the next regular meeting of the Board for the Faircloth Meeting Room for Monday, December 5, 2011, at 7:00 P. M..


There being no further business, the Chair adjourned the meeting at 9:15 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: 1/3, 2012



Howard Berman, President