

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF MEETING OF THE BOARD OF DIRECTORS**  
**MONDAY, FEBRUARY 7, 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, February 7, 2011, in the Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Gail Saunders, and Karen Spina. Stephen Seftenberg and Harold Stayman were absent. Mr. Berman acted as Chair and Mr. Welch as Secretary. The Chair declared that a quorum was present. Upon motion duly made and seconded, the minutes for the January 3, 2011 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) and Deborah Laughlin of 2750 Clubhouse Point.

**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 upon speaking with Mr. Richard Kontos regarding the necessity of running the phone line either through his house or under Mr. Kontos' driveway to connect with a proposed irrigation pumping system auto dialing module, Mr. Kontos verbally declined to allow the Association the use of his phone line. Further, Mr. Welch indicated the Attorney for the Association advised the Association to not sign the proposed "Hold Harmless Agreement" as submitted and instead opinioned the Association should use a version the Attorney could draw up. Discussion tabled for further study.

3. **ACC:** No report.

4. **Fines Committee:** No report

5. **Gatehouse:** No report.

**C. Old Business:**

1 **Gate Entry Preferred Client Agreement:** Michael Probststein of TEM Systems Inc answered questions from the Board members with respect to the new gate controllers and the feasibility of signing a maintenance agreement for both the software and hardware systems at the entry. No decision was made and the issue was tabled for future research.

2. **1330 Wilderness Late Payment Waiver:** After discussion and based upon the payment history of the home owner making the request it was decided by a motion duly made that the late fee should be paid and the motion was unanimously approved.

3. **2725 White Wing Lane Palm Tree Removal:** After discussion, upon motion duly made and seconded, based upon the professional opinion by Tri-Bros Tree & Landscaping the roots

of the palm tree in the Front Yard of 2725 White Wing Lane did not cause the crack in the driveway, rather the crack is most likely caused by a stress fracture. The removal of the palm tree was declined. The decision was unanimously approved.

4. **Sullivan Electric and Pump:** Per the managers report the install of a phone line for the pumping system was tabled for further discussion. Additionally Mr. Welch presented a verbal proposal from Bell South to install a hard line telephone line at a cost of \$40.00 to install a line plus \$65.00 per month for service. A proposal from O'Hara Irrigation to install a rust prevention system for the irrigation system was tabled for further review.

5. **2011 Newsletter:** The newsletter was approved for distribution with the second notice of annual meeting with one small correction.

6. **Fine Committee:** The Chair indicated that the current Fine Committee has resigned and new Committee Members would be solicited.

**D. New Business:**

1. **Insurance Renewal:** Mr. Welch presented the 2011 – 2012 property insurance renewal. With a nominal increase of about \$400 from the previous policies the renewal was signed.

2. **Sidewalk Repairs:** All three bids based on the survey prepared by Mr. Welch were presented to the Board. The Chair is deferring discussion and vote until the Secretary of the Board has time to review the proposed bids.

3. **Irrigation Repairs:** A discussion ensued regarding irrigation repairs and the base cost to perform repairs. Management was directed to hold minor repairs until such time that the small repairs could be done all at one time. **Water shutoff valve locations:** David McElroy reported he walked Gator Trail with a representative of O'Hara to locate the water shutoff valves that were no longer visible because they were overgrown. Mr. McElroy indicated 25 boxes were breaking and in need of repair and 25 were not located. David indicated that typically two homes share a common valve box. O'Hara Irrigation will be submitting a proposal to replace the defective boxes and or replace box covers.

4. **1525 Bear Island Drive Tree Pruning:** Based upon the request of Mr. & Mrs. Kaufman to have their tree removed the Board agreed that the owners should obtain an ACC application and submit their request to the ACC for tree removal and eventual replacement.

5. **1465 Bear Island Drive Tree Removal Request:** The Chair directed property manager Bryan Welch to contact Mr. Brainerd to find out how the driveway cleaning came out as a result of his meeting with Jeff Manuel's Pressure Washing and report to the Board.

6. **Foreclosure Alternatives:** Tabled for further discussion.

7. **1170 Gator Trail Driveway Repairs:** After discussion of the driveway repair request for 1170 Gator Trail, home owner Mr. David McElroy withdrew his request to have the

Association perform any repairs. The Board indicated they were willing to work with Mr. McElroy on this issue.

8. **Community Web Site:** After discussion it was unanimously agreed that Gail Saunders would work with webmaster Mark Holbert to redesign the Community website.

9. **West Palm Beach Water Saving Program:** Motion duly made by Gail Saunders that the water saving device swap program and flyer promulgated by the City of West Palm Beach should be included with the mailing of the newsletter along with the Annual Meeting second notice. Unanimously approved.

E. **Communications from the Owners:** None.

*Beach Club C.C.*  
F. **Next Meeting; Adjournment:** The Chair set the next regular meeting of the Board for the Faircloth Meeting Room at 7 PM, Monday, ~~April 4~~, 2011. There being no further business, the Chair adjourned the meeting at 9:10 P. M. *March 7*

Respectfully submitted,

Approved: \_\_\_\_\_, 2011

*Stephen L. Seftenberg*  
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Stephen L. Seftenberg, Secretary

*Howard Berman*  
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Howard Berman, President