

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, APRIL 4, 2011

A. Call to Order, Notice, Roll Call, Determination of Quorum: The regular meeting of the Board of Directors of Bear Island Homeowners Association, Inc., pursuant to posted notice, was held at 7:01 P.M., at Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Joe Kaufman, Gail Saunders, Karen Spina and Stephen Seftenberg. Mr. Berman acted as Chair and Mr. Seftenberg as Secretary. The Chair declared that a quorum was present. Also present were Bryan Welch, the Property Manager on behalf of MMI of Palm Beaches, Inc., Ronald Warnecke, 1100 Bear Island Drive, Rick Marciniak, 1065 Gator Trail and Diana Kaufman, 1525 Bear Island Drive.

B. Reports:

1. President's Report: Mr. Berman reported that Mr. Kaufman has resigned as a Director and that his wife, Diana Kaufman has expressed her willingness to serve as a Director. Upon motion duly made and seconded, Diana Kaufman was unanimously elected as a Director to fill the unexpired term of Hal Stayman.

2. Manager's Report: Mr. Welch delivered a written report that will be filed with these minutes. Mr. Welch reported that the "ducks crossing" sign had been installed by the entrance. Mr. Welch stated that the letter he was preparing to send to the owners would include: (1) notice of the changeover of landscaping services at a reduced cost; (2) notice of SFWMD restrictions on irrigation to twice a week (Thursday and Saturday); and (3) request that owners wishing to receive future notices electronically notify MMI.

3. ACC: Mr. Marciniak delivered a written report of the ACC meeting held April 3, 2011, that will be filed with these minutes.

4. Fines Committee: The Chair reported that Gordon Brainerd of 1465 Bear Island Drive, and Joe Kaufman, 1525 Bear Island Drive, of have volunteered to be a member of the Fines Committee.

5. Gatehouse: Mr. Warnecke, in response to a complaint by Ms. Saunders, said that the computer program will occasionally refuse inputs, with the result that invited guests who have been properly called in by the owner are refused entrance unless and until the gatehouse can contact the owner. Mr. Welch was requested to look into this problem and report back at the next Board meeting.

C. Old Business:

1. Community Garden: Mr. McElroy is preparing a mailing to all owners at his expense, informing them of the proposal that a community garden similar to those established successfully in other gated communities be considered for Bear Island, and inviting comments.

This mailing will also include a description of a combined roof and solar panel opportunity at a price lower than a separate roof and solar panel currently on the market. Since public records can be obtained for owners' names and addresses (except for a few redacted addresses for officials), the Chair directed the Manager to provide Mr. McElroy with labels at cost.

2. 2715 Meadowlark Tree Removal request: The ACC report states that the owner's request for removal of this tree at Association expense was denied. The Manager will notify the owner and explain his options.

3. Water Shutoff Valve Box Replacement: Since none of the bids contained sufficient information for the Board to make an informed decision, Mr. McElroy volunteered to call the new landscaper for specifications and then contact all three bidders with our requirements and invite new bids.

4. Backflow Valve Repair or Replacement: Mr. Welch reported that three bids had been received for the repair of the backflow protector. Upon motion duly made and seconded, the bid of Flamingo Plumbing & Backflow Services LLC to do the work for \$1,334.12, was unanimously approved.

5. Basketball Goal Restrictions: After discussion, Mr. Seftenberg was requested to submit an amendment to the Association Rules and Regulations prohibiting the installation of permanent basketball goals anywhere on any Lot; restricting the use of a portable basketball goal to the period between 8:00 A. M. and 6:00 P. M.; and requiring the removal of a portable basketball goal from the Front Yard or driveway between 6:00 P. M. and 8:00 A. M.

D. New Business:

1. Background Checks: After discussion, upon motion duly made and seconded, the addition of a provision imposing a \$50 per person fee payable to the Association to reimburse it for the cost of a background criminal and credit check on each prospective person who will occupy a rental home whether or not such person is on the lease was unanimously approved.

2. Reserve Study: After discussion, upon motion duly made and seconded, the Board unanimously approved hiring Four J's Consulting, Inc. (which had performed the reserve study of Bear Island property when the developer turned over the property in 1992), to perform a reserve study for Bear Island's properties, at a cost not to exceed \$3,000.00.

3. Board of Director Clarification: The President stated that the Board had erred in electing Joe Kaufman as a director because he was not in title. He then stated that the resignation of Joe Kaufman and the election of Diana Kaufman (who has sole title) had resolved the issue.

4. **Tree Removal, 2725 Meadowlark Drive:** Mr. Welch reported that the owner had requested permission to remove a tree in her Front Yard and replace it with a different tree at her own expense. The Chair requested Mr. Welch to contact the owner and advise her to file an Application with the ACC.

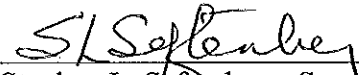
5. **Foreclosure of Delinquent Owners:** After discussion, upon motion duly made and seconded, the Board directed Mr. Welch to have foreclosure complaints filed against 1415 Bear Island Drive, 1275 Gator Trail and 1400 Gator Trail, each of whom is more than \$10,000 behind on assessments and interest.

6. **NTEC Proposal:** Mr. Welch circulated a proposal by NTec LLC, of Macon, Georgia, to provide a service permitting the Association to notify owners of urgent information, such as evacuation, natural disasters, community events (including Board and ACC meetings), water supply cutoffs, power outages, etc., by a recorded message sent to each owner who provides the Association with a phone number, at \$5.50 per residence per year (\$1,248.50). After discussion, upon motion duly made and seconded, the proposal was unanimously approved. The Chair requested Mr. Welch to add to his letter referred to in the Manager's Report above a notice of this service and a request that owners wishing to participate call MMI and leave their telephone numbers.

E. **Communications to the Board:** There were none.

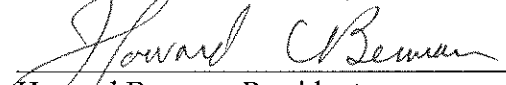
F. **Next Meeting; Adjournment:** The Chair set the next regular meeting of the Board for the Faircloth Meeting Room at 7 PM, Monday, May 2, 2011. There being no further business, the Chair adjourned the meeting at 8:55 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: 5/2, 2011



Howard Berman, President