

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 5, 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 7:01 P.M., at Faircloth Meeting Room, West Palm Beach, Florida. Present were: Directors Howard Berman, Diana 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., Zorina Caylor, 946 Bear Island Circle, Joseph Kaufman, 1525 Bear Island Drive, Kristine Kontos, 1315 Bear Island Drive, Richard Kontos, 1315 Bear Island Drive, David McElroy, 1170 Gator Trail, and Ronald Warnecke, 1100 Bear Island Drive. No minutes of the special meeting set for May 16, 2011, were kept because no business was transacted. The minutes of the June 6, 2011 meeting were approved.

B. Reports:

1. **Manager's Report.** The Manager's written report will be filed with the minutes. The Manager reported that final judgment of foreclosure of the home of Charles Feasel of 2775 White Wing Lane was entered and the property was sold to the Association on June 17, 2011, for the balance then due (in excess of \$5,000). When the certificate of title is received by the Association, we can decide whether to negotiate with Mr. Feasel or evict him.

2. **Gatehouse Report.** Mr. Warnecke stated that the Gate House personnel were performing their duties with few complaints and such complaints were usually the result of Owners' forgetting the rules.

3. **Architectural Control Committee.** No report.

4. **Irrigation and Water Committee Report.** No report.

5. **Communications Committee.** Mrs. Kaufman reported that she was shooting for getting a newsletter out with the notice of the budget meeting in November and invited submissions.

C. Old Business.

6. **Richard and Kristine Kontos, 1315 Bear Island Drive -- Dog Issue.** Mr. Kontos said that has been unable to obtain a surety bond and reiterated their earlier proposal that (1) the dog shall not leave the house without a muzzle and only to get in the car with the garage door down until he is in the car and then will be taken outside the community for exercise and (2) Mr. and Mrs. Kontos would execute an indemnity agreement protecting the Association, its Directors, employees and agents against any and all liability if the dog, Damien, were to attack a human or another animal. Ms Caylor, 946 Bear Island Circle, the owner of the dog mauled by Damien, said she was not comfortable with the proposal. Ms Spina and the Chair noted that the

Association was now on notice that by its inaction it might have any claim denied and might be unable to renew its comprehensive liability insurance except at a much higher cost, and might even be denied such coverage. After discussion, upon motion duly made and seconded, the Board voted 4 to 1 (with Mrs Kaufman voting "No") to defer action until the Board consults further with the Association attorney.
prior to the August meeting.

7. Water Shutoff Valve Boxes. The Property Manager reported that he will request bids for repairing boxes that can be "fixed" rather than replaced.

D, New Business.

8. ACC Standards and Procedures. Mr. Seftenberg has circulated a draft of proposed ACC Standards and Procedures with the goal of obtaining Board approval by the time the 2012 budget is mailed to the owners. He invited comments and suggestions and may request a special "workshop" meeting.

9. Rules and Regulations. Mr. Seftenberg has circulated a draft of proposed Rules and Regulations with the goal of obtaining Board approval by the time the 2012 budget is mailed to the owners. He invited comments and suggestions and may request a special "workshop" meeting.

10. Cooperative Purchasing. After discussion, this proposal was deferred. The Chair suggested that Mrs Kaufman discuss her idea with Mr. Warnecke, President of the POA of the Villages.

11. Irrigation Pumping Station. The Manager reported that Sullivan Electric and Pump, Inc., has been paid \$350 to weld a pinhole leak in the manifold pipe in the pump house, which is rusting out from the inside and has submitted a bid to replace/rebuild the manifold pipe, the 6 inch discharge pipe, 4 inch fittings and three 3 inch check valves for a total of \$3,785. Action was deferred on this bid, until (1) the pipe springs another leak and (2) at least two other bids can be obtained. The Property Manager reported that a letter has been sent to owners of properties adjacent to the pump house, requesting them not to manually shut off the pump. He also reported that the pump lines have been elevated off the bottom of the pond.

12. Hurricane Shutters. Mr. McElroy noted that upon the advice of a neighbor, he had removed the tracks bolted to his house when installing his hurricane shutters. The Chair advised Mr. McElroy to apply to the ACC for permission to leave the tracks in place even when no shutters are in place.

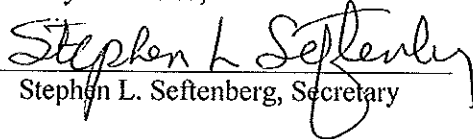
13. Certificates of Deposit for Reserve Accounts. After discussion, upon motion duly made and seconded, the Board unanimously approved the Treasurer's suggestion that the funds in the reserve accounts in excess of an appropriate amount to be kept in cash accounts be invested in certificates of deposit with staggered maturities ("laddered").

E. Communications to the Board. There were none.

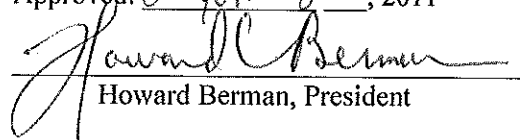
F. Next Meetings; Adjournment: The Chair set the next regular meeting of the Board for the Faircloth Meeting Room at a time and on a day in the second or third week of August, 2011, depending upon the schedules of the Directors and the availability of the Faircloth Meeting Room.

There being no further business, the Chair adjourned the meeting at 8:50 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: August 8, 2011


Howard Berman, President