

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
MONDAY, AUGUST 29, 2011

A. Call to Order, Notice, Roll Call, Determination of Quorum, Approval of Prior Minutes: A special meeting of the Board of Directors of Bear Island Homeowners Association, Inc., pursuant to posted notice, was held at 6:00 P.M., Monday, August 29, 2011, 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., Joseph Kaufman, 1525 Bear Island Drive, David McElroy, 1170 Gator Trail, Diana Rose, 1150 Bear Island Drive and Scott Reiter, Florida Image Landscaping, Inc.

B. Reports:

1. **President's Report.** Mr. Berman reported that he had executed the special warranty deed for 2775 White Wing Lane and that upon closing the Association would receive \$9,000.00, to be applied to the amount owed to the Association by Mr. Feasel, the former owner, with any balance to be placed in the general funds of the Association.

Mr. Berman also notified the Property Manager that he has been advised that the paint color for the concrete driveways on the Association web-site is incorrect and requested the Property Manager to replace it with the correct color.

2. **Manager's Report.** No written report.

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

4. **Communications Committee Report.** Ms Kaufman reminded Board members to deliver their comments to her before the next regular meeting. The Board discussed whether to publish the Newsletter four or two times a year, without reaching a consensus. Ms Kaufman said the e-Newsletter would be labeled the "Fall 2011" issue.

5. **Landscaping Report.** Mr. Reiter noted that the irrigation system parts are available and will be picked up shortly. The Common Areas and Front Yards have been sprayed for chinch bugs.

6. **Irrigation and Water Committee Report.** Mr. McElroy had circulated a written report dated August 9, 2011, discussion of which was deferred to this meeting because he could not attend that meeting.

(a) Mr. McElroy requested that his reports be placed with the minutes of this meeting. The Chair noted that the Board would take this request under advisement.

(b) Mr. McElroy recommended that the Association install a warning light near the Gatehouse that will go off only when the pressure drops in the irrigation system. Upon motion duly made and seconded, the Board, by a 4-1 vote (Mr. Berman dissenting) approved spending

up to \$500 for this purpose. The Chair requested the Property Manager to obtain three bids for such a system as close to the Gate Hose as possible.

(c) Mr. McElroy noted that Florida Image has (1) reported that 25 to 50 of the water shutoff valves need to be repaired or replaced and another 22 to 28 valves and boxes in which they are buried are "missing" from the location shown on the "as designed" map and (2) recommended that when a valve box is replaced that it be made out of concrete and raised two inches above ground level so that the landscaping personnel will not inadvertently fill it with dirt and clippings. The Treasurer noted that no funds for this project were included in the 2011 budget and that bids from three contractors be obtained in time for consideration of the 2012 budget. Mr. McElroy has obtained preliminary estimates from Brandon Cato (1) inspect the 50 boxes on FI's list (\$250-350); (2) clean, renovate the hole, reset the box and install a new lid (@\$105 per box); (3) new lid only (@ \$55 per box); (4) dig up and reset "as is" (@\$50 per box); (4) replace an existing box with a new concrete box (@\$147 per box); (5) locate "missing" boxes (@\$40-60 per box) to be done in stages to get a grip on the portion of boxes that may have been removed or never installed. Two other bids were insufficiently detailed to be considered. The Chair requested the Property Manager, working with Mr. McElroy to obtain two additional satisfactory bids, if possible, covering items (1) - (5). Upon motion duly made and seconded, the Board unanimously approved spending up to \$1,000 to locate representative sample of the "missing" valves and boxes as outlined in item (5).

(d) Mr. McElroy reported that all rain sensors (that turn off the sprinkler when it is raining) and the pump station are now in working order.

(e) Mr. McElroy recommended that the Association install additional irrigation heads in exceptionally "dry" Common Areas. The Chair requested the Property Manager working with Florida Image and Mr. McElroy to come back with an estimate of the cost of carrying out this proposal for consideration in the 2012 budget.

(f) Mr. McElroy recommended that the Association obtain three bids (1) to inspect the backflow system and (2) to make any repairs needed. He emphasized that the company selected to inspect the system be advised that it would not be chosen to make repairs.

(g) Mr. McElroy said he was aware that it was unlikely that the City would change its mind about submetering potable water service. He recommended that the Association consider acquiring a device to detect leaks externally. He estimated the cost of such a device as about \$1,700, but was unable to estimate the cost of checking all 227 homes.

C. Old Business.

1. **Kontos Update.** The Chair reported that mediation would be required and that our attorneys were exploring the dates with opposing counsel.

2. **Rules and Regulations.** Mr. Seftenberg has circulated revised copies of (1) draft Rules, Regulations and (2) Architectural Standards and Procedures. He requested Board members to send him comments by October 1, 2011. Ms Saunders suggested that instead of

physically mailing copies of both documents (combined over 30 pages), that a single page notice be included with the notice of the December budget meeting of the Board advising owners that the drafts can be downloaded from the Association web-site. Mr. Seftenberg assented to this suggestion.

D. New Business.

1. **2775 White Wing Lane.** Mr. Seftenberg recused himself from this matter because it involved his property. Upon motion duly made and seconded, the Board ratified the removal of three queen palms from the Back Yard of this property that were infringing upon the easement area and roof of 2765 White Wing Lane, at Mr. Seftenberg's expense.

2. **2705 Meadowlark Lane – Tree Removal Placement Policy.** The owner has requested that the two trees removed from the swale (Common Area) in front of the house and on a side street be replaced by the Association. Upon motion duly made and seconded, the Board unanimously adopted the following resolution:

“BE IT HEREBY RESOLVED (1) that it has because the roots of hardwood trees planted in the areas between the sidewalks and the streets (“swales”) by the developer pose a threat to our underground water systems; (2) that when a hardwood tree is removed from the swales it not be replaced there but instead planted in a location in a Common Area recommended by the landscaping company.”

The Chair requested Mr. Seftenberg to add the gist of this resolution to the draft Rules and Regulations. He requested the Property Manager to obtain bids for the cost of putting palm trees in the swales where the hardwood trees were removed or in the Front Yard of 2705 Meadowlark Lane, it that is satisfactory to the owner.

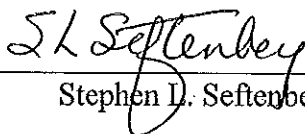
3. **Emergency Procedures.** The Property Manager circulated a copy of the MMI Emergency Procedures for Bear Island and requested comments.

4. **MMI Contract.** The Property Manager has circulated copies of the current MMI-Bear Island contract to all Board members.

E. Communications to the Board. There were none.

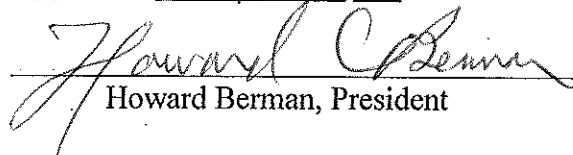
F. Next Meetings; Adjournment: The Chair confirmed that the next regular meeting of the Board for the Faircloth Meeting Room was scheduled for 7 P. M., Tuesday, September 6, 2011. There being no further business, the Chair adjourned the meeting at 9:00 P. M.

Respectfully submitted,



Stephen D. Seftenberg, Secretary

Approved: 10/3/, 2011



Howard Berman, President