

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS**

Tuesday, August 9, 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 7:00 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., Joseph Kaufman, 1525 Bear Island Drive, and David McElroy, 1170 Gator Trail. No minutes of the special meeting set for May 16, 2011, were kept because no business was transacted. Minutes of the June 15, 2011 and July 5, 2011 were unanimously approved.

C. Old Business

Conference with Tyler Powell, Esq. Mr. Kaufman and Mr. McElroy were temporarily excused from the meeting. The conference with the Association attorney is confidential and privileged. Separate minutes will be circulated to the Board. At the end of the conference, Mr. Tyler was excused and Mr. Kaufman and Mr. McElroy were invited back into the meeting.

B. Reports:

1. Manager's Report. The Manager's written report will be filed with the minutes. The Manager reported that the three "laddered" Certificates of Deposit to hold the Association's Reserve approved at the last Board meeting will soon be issued. The proposal from Tri Brothers Tree, Inc., to replace the sabal palm at 2730 Clubhouse Pointe was tabled and the Manager was requested to obtain additional bids.

2. Gatehouse Report. No report

3. Architectural Control Committee. No report.

4. Irrigation and Water Committee Report. Mr. McElroy's written report was received the day before the meeting and the Chair stated he would call a special meeting to consider it.

5. Communications Committee. Ms. Kaufman's written report will be filed with the minutes.

a. Electronic Display Board at Entrance. Ms. Kaufman reported that the installation and upkeep of an electronic display board operated by a remote computer would cost \$4,050 to install and \$1,080 a year to maintain. The Property Manager advised the Board that the presently available electric capacity is inadequate for an

electronic display board. The Chair requested Ms Saunders and the Property Manager to review the cost of adding additional capacity for the 2012 budget.

b. **Bear Island Be Safe Campaign.** This topic was deferred.

c. **Newsletter Update Reminder.** Ms. Kaufman circulated a preliminary draft of the October 2011 Newsletter and requested Board members' contributions be in her hands by September 1, 2011.

d. **Holiday Lights at Entrance.** The Property Manager advised the Board that the presently available electric capacity is inadequate. The Chair requested Ms Saunders and the Property Manager to review the cost of adding additional capacity for the 2012 budget.

e. **MMI Contract.** At Ms. Kaufman's suggestion, the Chair requested the Property Manager to circulate a copy of the current contract with MMI of the Palm Beaches, Inc.

f. **Rules and Regulations.** Discussion of Mr. Seftenberg's draft was deferred.

g. **Paid Advertising in Newsletter.** Discussion of this topic was deferred.

C. **Old Business.**

6. **Land (1415 Bear Island Drive).** The Property Manager had circulated Mr. Land's written offer to increase his payments to *not less than* \$500 per month. The Chair pointed out that if the Board accepts this offer it would take 7 years to work off the delinquency (currently \$14,140 plus interest and attorneys' fees and expenses). Upon motion duly made and seconded, and after discussion, the following resolution was unanimously adopted:

"BE IT RESOLVED, that Bear Island Homeowners Association, Inc. ("Bear Island") and Charles Land, 1415 Bear Island Drive ("Land") shall enter into the following agreement:

1. Land shall pay Bear Island \$500 a month for 8 quarters, beginning September 1, 2011 and ending on August 31, 2012, with a balloon of the remaining balance then due and payable in full.

2. The parties will execute a Stipulation of Settlement in which Land agrees that if he misses a payment by more than 5 business days, the entire balance will be accelerated and the Association will be entitled to default judgment on foreclosure of Land's home.

3. The Association's attorneys are hereby directed to draft the required paperwork."

7. **Uznis (1100 Gator Trail).** Upon motion duly made and seconded, and after discussion, the Board unanimously directed Mr. Seftenberg to contact Mr. Rossin to obtain an estimated budget for receivership (with Mr. Berman as the receiver), with authority to commit to spending no more than \$1,500 without coming back to the Board.

D. New Business.

8. Storm Drain Cleaning. Three bids have been received ranging from \$5,940 to \$4,450. The estimated number of drains ranged from 53 to 61. Further consideration of this matter will be made when the draft 2012 budget is reviewed.

9. Painting Fire Hydrants. The proposal from Al Jordan Services to paint our 16 fire hydrants was deferred for consideration in the 2012 budget.

10. Roof and Driveway Cleaning Frequency. Upon motion duly made and seconded, the following resolution was unanimously adopted (with the gist of the resolution inserted in the Rules and Regulations, which will be on the web-site):

“Be It Resolved, that roofs and driveways should be cleaned when dirty, provided that once a homeowner cleans his roof and driveway, he will not be required to clean the roof or driveway for 12 months from the date of completing such cleaning.”

11. Vendor Control at Gatehouse. After discussion, the Chair deferred discussion to a subsequent meeting of the Board.

12. Irrigation Pumping Station. Mr. McElroy reported that it is possible to install an alarm at the Gate House notifying the Gate House personnel when the pumping station goes offline. The balance of his written report will be taken up at a special meeting of the Board.

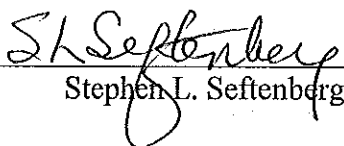
13. Irrigation Water Committee. In order to give Mr. McElroy reasonable time to go through his report, consideration of his written report will be taken up at a special meeting of the Board instead of at the next regular meeting. The date to be mutually convenient to Mr. McElroy and the Board.

E. Communications to the Board. There were none.

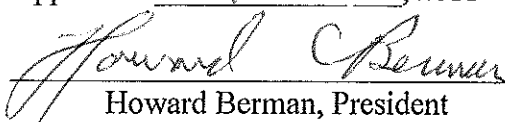
F. Next Meetings; Adjournment: The Chair set the next regular meeting of the Board for the Faircloth Meeting Room for Tuesday, September 6, 2011.

There being no further business, the Chair adjourned the meeting at 8:45 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: 10/3, 2011


Howard Berman, President