

**BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.**  
**MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
Friday, September 16, 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 3:00 P.M., Friday, September 16, 2011, in the Board Room, Hospice of the Palm Beaches, 5300 East Avenue, 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., and Joseph Kaufman, 1525 Bear Island Drive.

**B. Reports:**

1. **President's Report.** No report.
2. **Manager's Report.** No report.
3. **Architectural Control Committee.** No report.
4. **Communications Committee.** No report.
5. **Gatehouse Report.** No report
6. **Irrigation and Water Committee.** No report.

**C. Unfinished Business:**

1. **2012 Budget:** Ms Saunders has circulated three *beta* versions of the 2012 budget, #1 with no increase in reserve allocation; #2 with an annual increase (over the current reserve total) of \$1,699 (\$7.48 per home per year); and #3 with an increase of \$6,017 (\$26.51 per home per year. Ms Saunders also submitted three drafts of a reserve schedule. These calculations are based on the 2011 Reserve Study. Ms Saunders invited comments and suggestions. Upon motion duly made and seconded and following discussion, the total budget of \$977,916 (representing quarterly assessments of \$1,077.00), an increase over 2011 of \$18,604.00 (\$82.00 per quarter). The Chair noted that the budget as adopted approved a reserve transfer of \$97,992 (\$431.68 per home per year; \$107.92 per home per quarter).

Ms Saunders noted that the reserve transfer for 2012 is \$14,746.02 (\$64.97 per home per year \$16.24 per home per quarter) less than the amount that would have produced 87% Reserved Funded in 2012 and 100% Reserve Funding in 2013. The issue of the appropriate reserves to be set aside in future years will have to be revisited each year. The Board directed the Property Manager to send out the 2012 budget and reserve schedule to the members with the notice for the December Board meeting, at which time the Board will request that the members approve the transfer of \$15,000 from capital funds to concrete and pavers reserve and \$15,000 from capital funds to exterior and painting reserve.

D. **New Business:** There was none.

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

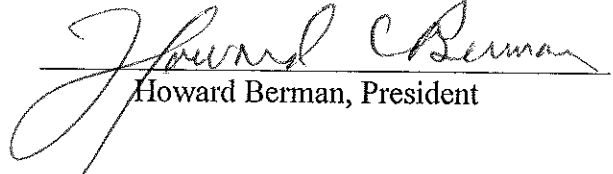
F. **Next Meetings; Adjournment:** The Chair noted that the next regular meeting of the Board has already been scheduled for the Faircloth Meeting Room for Monday, October 3, 2011, at 7:00 P. M..

There being no further business, the Chair adjourned the meeting at 4:55 P. M.,

Respectfully submitted,

Approved: 10/3/, 2011

  
\_\_\_\_\_  
Stephen L. Seftenberg, Secretary

  
\_\_\_\_\_  
Howard Berman, President