

BEAR ISLAND HOMEOWNERS ASSOCIATION, INC.
MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JUNE 15, 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 6:30 P.M., in the Board Room of Bear Lakes Country Club, 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., Scott Reiter, Tyler Reiter and Bruce James, of Florida Image Landscaping, Bill Benson, of 2750 White Wing Lane, Mary Church of 930 Bear Island Circle, Joseph Kaufman, 1525 Bear Island Drive, David McElroy, of 1170 Gator Trail, and Sarah Rose, 1150 Bear Island Drive. Approval of the minutes of the June 6, 2011 regular meeting was deferred. Ronald Warnecke, of 1100 Bear Island Drive, left the meeting at 7:50 P.M.

B. Reports:

1. **Manager's Report.** No report.
2. **Gatehouse Report.** No report.
3. **Architectural Control Committee.** No report.
4. **Report of Florida Image.**

The Chair called on Scott Reiter to report on his company's first days as the Association's landscaper. Scott reported (1) that some of our plant material is in bad shape because of the drought and the improper height and placement of the irrigation sprinklers; (2) that until the rainy season arrives, he proposes to raise the cutting height of the lawn mowers and to reduce the frequency of mowing. The Chair requested him to submit a written report of his findings and recommendations, to be filed with these minutes.

5. Irrigation and Water ("IWC") Committee Report. Mr. McElroy submitted a four page report to the Board prior to this meeting.

- (a) Mr. McElroy requested that "everything related to pumping system [and the water shutoff valves . . . go through the committee." After discussion, the role of the IWC was clarified: it will provide support for the Property Manager and the Board and, when requested to do so, will carry out research, locate and prepare Requests for Proposals ("RFP"s), assist the Property Manager in negotiating costs, and generally provide a needed "backup" for Property Manager and the Board in areas in which its members had special expertise. Mr. McElroy indicated his understanding and acceptance of this role.
- (b) Mr. McElroy's review of pump station reports for January and April 2011 found that the pumps were reported to have run an average of 527 hours a month. If the pumps are on

only two days a week, it would appear they are operating 25 hours a day. The Chair requested the Property Manager to look into this.

- (c) Sullivan Electric & Pump, Inc., submitted a bid to replace the 15 HP pump, replace the size 3 contactor and repair a pinhole leak in the manifold for \$2,698.75. This bid replaced an earlier bid that had erroneous specs. Upon motion duly made and seconded, the Board unanimously approved this bid.
- (d) The intake screen has been inspected and cleaned.
- (e) A major part of the problem with the intake screens is that over time they have sunk to the bottom of the lake so that they are covered with muck and the resulting water stains the houses. Scott Reiter of Florida Image said that his company could "float" all three lines, which should result in longer periods between cleaning and reduce the staining.
- (f) It appears that one or more homeowners turn the pumps off manually because they are annoyed at the noise. There is a lock on the door now, but it is easily circumvented. Various solutions were discussed, including (a) installing a horn and/or a warning red light that would go on when the pump is turned off manually and (b) rebuilding or replacing the pump house so that it can be secured against intruders. Scott Reiter of Florida Image stated that his crew will check the pump house daily for any pump house "failures" and report any problems to the Property Manager and the IWC. In addition, he said he would obtain at least three bids for installing a horn and/or warning lights secure from vandalism but easily heard or seen by his crew.
- (g) The Chair requested Mr. McElroy to obtain quotes for supplying a "surfactant" and a rust inhibitor to the irrigation water to increase the efficiency of irrigation and reduce staining.
- (h) O'Hara, despite repeated requests prior to its termination, never supplied us with the electronic zone timing data. Mr. McElroy suggested that the Association obtain an up-to-date timing chart from Florida Image, if it has the required expertise. Mr. Reiter said he would look into doing this. Mr. McElroy reminded the Board that it had authorized up to \$500 for Bob Johnson to consult on these issues.
- (i) Mr. McElroy said he would dispose of all irrigation sprinkler heads received from O'Hara by July 1, 2011. The Chair requested Mr. Reiter to have someone go through the pile and retrieve any sprinkler heads that can be repaired at nominal cost in parts and labor and dispose of the balance.
- (j) The Chair directed Florida Image to provide the combination or duplicate keys to the pump house to the Gate House and Mr. McElroy.
- (k) In response to Ms Church's complaint about low water pressure, Mr. Reiter said the new set-up should help in this regard.

- (l) Mr. McElroy said a 55 gallon drum should cost no more than \$10 and can be obtained for free from a car wash, restaurant, etc.
- (m) Mr. McElroy requested that “everything related to submetering City water go through the committee. The Chair instructed Mr. McElroy that he could not approach any City department or commission as an “official representative” of the Association, but he saw no particular objection if Mr. McElroy approached the City as a private citizen living in Bear Island. Mr. McElroy said he understood and would comply.
- (n) While O’Hara completed the task of locating and marking the all but 22 to 25 water shutoff valves, it failed to complete the assignment of making the valve covers accessible. It has submitted a bid of \$43 per box (\$860 to \$1,000) for this project. It also submitted a tentative bid to replace all damaged shutoff valves and covers. For lack of a motion, these offers were not acted upon. Mr. McElroy suggested that the Association obtain competitive bids from other companies such as Catoe & Sons. Scott Reiter offered to raise the boxes at least two inches above ground level so the mowers will see them and not damage them. Mr. McElroy advised the Board that between 25 and 50 boxes would have to be replaced and compared plastic and concrete boxes and between round and square boxes, and recommended that any replacements be round and concrete. The Chair requested the Property Manager, working with Mr. McElroy, to obtain at least three quotes for (1) locating missing boxes and repairing or replacing damaged boxes. A discussion followed as to (1) what condition required replacement rather than repair, (2) the timing of any RFPs (this year or 2012?)
- (o) Mr. McElroy and Scott Reiter discussed the subject of stopping or at least hindering the root damage to our sidewalks and aprons. The Chair requested Messrs. McElroy and Reiter to do some research and submit a report no later than September 15 for consideration of inclusion of this project in the 2012 annual budget.

The Chair thanked both Mr. McElroy and Scott Reiter for their help in unraveling the complex facts and helping the Board toward these difficult matters.

C. Old Business.

6. Complaints by Mr. McElroy. (1) \$250 Overcharge by O’Hara for replacing plants at Mr. McElroy’s home still unresolved. After discussion, upon motion duly made and seconded, the Board (i) decided that suing O’Hara was not worth the cost. (2) O’Hara damaged the stucco on his home but never repaired the damage. After discussion, upon motion duly made and seconded, the Board requested the Property Manager to inspect the damaged stucco and have it repaired at a cost not to exceed \$250 without further Board action.

7. Charles Land, 1415 Bear Island Drive. Mr. Land’s lender has been unsuccessful and dilatory in its foreclosure proceeding. Mr. Land, who as of the meeting date, owes the Association over \$14,000 for unpaid assessments and attorneys’ fees and costs, offered to pay \$350 per month (\$1,050 per quarter, exactly what is due on a late payment) until he can sell some property or otherwise resolve his obligations. After discussion, upon motion duly

made and seconded, the Board directed the Property Manager (a) to reject Mr. Land's offer and (2) to instruct our attorneys to file for foreclosure. Once the Association has a final judgment, we can discuss an appropriate payment plan with Mr. Land.

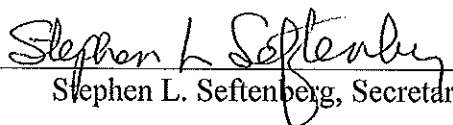
D. New Business. There is no new business.

E. Communications to the Board. There are no communications to the Board.

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 weekday shortly after July 4, 2011, depending upon availability of the Faircloth Meeting Room.

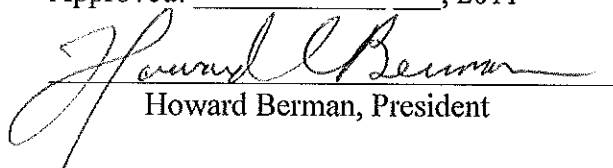
There being no further business, the Chair adjourned the meeting at 9:05 P. M.

Respectfully submitted,



Stephen L. Seftenberg, Secretary

Approved: 7-5-, 2011



Howard Berman, President