

MINUTES
BELLAIR CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-For-Profit

- ANNUAL BOARD MEETING -

Wednesday, January 25th, 2017

- I. Certifying Quorum - Roll Call - Call to Order:** Board members present by verbal roll call were Mark Bigelow – President; Robert Crawford – Treasurer, Jimmy Kirk - Director and Rick Constantino – Director. Secretary, Jim Kreutzjans has sold his condominium and was not present. A Board Quorum was established therefore, the meeting was officially called to order at 6:03 p.m.
- II.** The Board Recognized and Thanked Board President, Mark Bigelow for his Outstanding Service to the Bellair Condominium Association.
- III.** A motion was made by Robert Crawford to waive reading of the Minutes, and accept the minutes as published regarding the Budget Board Meeting of November 17th, 2016. A Second of the motion was made by Rick Constantino. Motion carried unanimously.
- IV.** Call for Final Balloting for Election of Directors. Counting of the Ballots for Election, Ballot Questions and Certifying Quorum was begun by Caroline Plant, Mona LaCasse and Sheila Sostarich.
- V. Old Business,**
 - a. A discussion was conducted by outgoing Board President, Bigelow, giving a review of Fall 2016 hurricane damages and ongoing efforts to repair damages and work with an Independent Insurance Adjuster to obtain the best possible settlement with our insurance carrier.
 - b. President Bigelow also discussed the possible Board consideration of allowing the existing commercial condo units to be re-purposed to residential units.
 - c. President Bigelow also discussed the Bellair Website project.
 - d. President Bigelow indicated that he had received an anonymous letter questioning the validity of candidate/s for the 2016 Board Election. President Bigelow reiterated that all 2016 candidates had been properly investigated and certified as legally eligible for office. Supporting information was on file and part of the election records.

VI. New Business

- a. A board discussion was made concerning the overall dissatisfaction of the services provided by the current Pest Control Company. President Bigelow advised that they were providing service, without contract, on a month to month basis. Management has received a contract proposal from our prior Pest Control Company, Dave's Pest Control, Inc. Board discussion indicated that our current service was not aggressive enough in its control of pests. It was also pointed out that Dave's proposal would also save us money. A motion was

made by Jimmy Kirk and Seconded by Robert Crawford, stating that we should terminate business with Truly Nolan and accept the offer from Dave's Pest Control. The motion carried unanimously.

b. Balloting Results were tabulated and certified by our Election Inspectors and are as follows:

A Proxy Quorum of Members Was Established
(73 Signed Proxies Were Received)

Questions Results:

- | | |
|--------------------------------|--------------|
| 1. Rollover Budget Surplus | 73 yes-00 no |
| 2. Wave Fully Funding Reserves | 72 yes-01 no |
| 3. Waiving Annual Audit | 68 yes-05 no |

Election Results:

- | | |
|------------------------------|----------|
| 1. Robert (Bob) Crawford | 74 votes |
| 2. William (Bill) Lyon | 72 votes |
| 3. Margaret (Maggie) Symonds | 63 votes |
| 4. Stephen Shuda | 18 votes |

The board thanks our three Election Inspectors!

c. **Adjournment**

Robert Crawford made a motion to adjourn. Jimmy Kirk second the motion. Motion carried.

The newly elected Board will immediately convene to discuss and Appoint Officers for 2017.

Next Meeting: TBD by newly appointed board.

Meeting Adjourned: 6:58 p.m.

Robert Crawford, Treasurer
On behalf of James Kreutzjans, Board Secretary
Bellair Condominium Association Inc.

Attachments: Proof of Notice of Meeting / Balloting Certification