

MINUTES
BELLAIR CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING
Tuesday, February 16th, 2016

I. Certifying Quorum – Call to Order: Board members present by verbal roll call were Mark Bigelow – President; Robert Crawford, III – Treasurer; and Jim Kreutzjans – Secretary, Jimmy Kirk Board member. Ric Constantino was absent due to illness. Quorum was established therefore, meeting officially called to order at 5:02 p.m.

II. Secretary Kreutzjans read the minutes from the meeting of January 28th, 2016. Motion was made by Jim Kreutzjans, second by Bob Crawford. Motion carried unanimously.

III. Old Business

- a. Lawn Service discussion. Bids were reviewed. Jim Kreutzjans recommended we approve Feather Cut bid of \$425 per month to perform lawn and landscape maintenance at the Bellair. Mark Bigelow second the motion. Motion carried unanimously.
- b. Discussion on pool certification and pool pump room/chemicals.
- c. The Board is currently in the process of interviewing candidates for Bellair Maintenance technician and will discuss pool items at a later date.

IV. New Business

a. Board discussed the Adoption of the Ballot Questions from January 28th, 2016 vote.

a.i. Questions were:

- a.i.1. Partially Fund Reserves 52 yes- 7 no
- a.i.2. Fully Fund Reserves 13 yes-33 no
- a.i.3. Rollover Budget Surplus 16 yes-12 no
- a.i.4. Waiving Annual Audit 62 yes-23 no
- a.i.5. Document Rule Change. "New owner must wait one (1) year before unit can be rented" 53 yes-14 no.

A motion was made by Jim Kreutzjans to approve adoption of votes of the Bellair owners. Jimmy Kirk seconded. Motion carried unanimously.

b. New Rules and Policies discussion. Bob Crawford read the changes of the Rules and Regulations of The Bellair Condominium Association, Inc. These rules and regulations were read in their entirety by Mr. Crawford. Jim Kreutzjans made a motion to accept and adopt the new rules and regulations as read, Jimmy Kirk seconded the motion. Motion Carried unanimously. The adopted Rules and Regulations will be posted and implemented on February 28th, 2016.

- c. 2016 projects were discussed. Bids and priorities will be discussed.
 - c.i. Pool- liner will need repaired and/or painted. Bids to follow
 - c.ii. A new pool pump is probably needed in the near future
 - c.iii. Parking lot seal coating bids. Bids to follow
 - c.iv. Laundry Room windows. One window is broken so we are getting bids to replace both the windows versus fixing cost.
 - c.v. Discussion on security gates. The electronics on the gates have a great

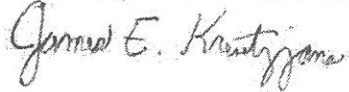
yearly operational cost to them. Cost versus reward will be a future discussion.

- c.vi. There was a discussion around our elevator service contract expiring at the end of February. A motion was made by Bob Crawford to get bids on new contract for elevator contractors asap and to get under contract. Second by Mark Bigelow. Motion Carried unanimously.
- d. Financial Audit/review
 - d.i. The Board feels it is necessary to have an operational/financial audit for 2014-2015. Motion by Bob Crawford to move forward in getting bids. Jim Kreutzjans Second. Motion carried unanimously. More discussion at next meeting.
- e. Adjournment.
 - e.i. Bob Crawford made a motion to adjourn. Jimmy Kirk second. Motion carried.
 - e.ii. Board will later reconvene a closed Board Session at a later time to discuss pending legal matters and personnel issues.

Next Meeting: TBD.

Meeting Adjourned 5:45 p.m.

Bellair Condominium Association Inc.



James (Jim) Kreutzjans
Board Secretary