

Bella Harbor Condominium Association, Inc.
Organizational Meeting
April 20,2022

Meeting called to order by Darlene Brue at 10.29AM

Seating of Officers: Darlene made a motion to appoint David Valinski as President, Jean Smith as Secretary, Darlene Brue as Treasurer. Carried unanimously.

Approval of minutes: from previous Board meeting. David Valinski read the minutes, motion to approve by Darlene Brue, 2nd Jean Smith. Carried unanimously.

Financial Report: Darlene spoke on the delinquent account, the current delinquency is approximately \$8000.00

Management Report: Jayne Eversen spoke on the election, only one candidate sheet was received, a new pool sign was added to the pool area with new regulatory language, and Jayne also mentioned the termination of the Vesta management contract with Bella Harbor, and that Vesta would do everything to ensure a smooth transition.

President's report: David spoke of the challenges surrounding obtaining property insurance for Bella Harbor, considering carriers are pulling out of the state of Florida, premiums are escalating at an exponential rate in some cases. The pool company contract was changed midyear, the new company is Clear Aquatic Express. Delinquent owner, over 90 days has been sent to the attorney. Condominium roundtable discussion took place, those associations attending were Bella Harbor, Tidelands, Canopy Walk and Waterside. Ideas were exchanged included the insurance industry and impacts on condominium associations, community management companies and other topics. David Valinski stated that the management contract with Vesta had been terminated. The new management company contract is with Main Management effective June 1,2022. He explained that it was time for a change. The associations repair responsibility for unit #112 of building 300 leak repair has been completed. The owner will now make internal repairs. David explained the reason for the repair was attributed to heavy rains and their impact on a flat roof.

Good Brothers, a gutter repair company was contracted to make repairs on several units.

David also stressed that owners are violating rules regarding parking in Bella Harbor. David stressed owners have 2 spaces inside and 1 guest space outside. Owners must have parking permits. Also, inside parking must not be used for storage.

David mentioned landscaping issues, specifically that trees need to be trimmed. Finally, buildings need painting.

Unfinished Business-

David explained that a vendor has be onsite regarding the pool leak. David explained that different options were being entertained on what action to take regarding the spillway.

The Board meeting was opened to the members:

Concerns and questions from the members were the following:

- 1) One owner is concerned whether smoking in common areas and specifically balconies should be prohibited.
- 2) Dumpster lid is heavy.
- 3) Rack for bicycles and kayaks
- 4) Common element walkways are slippery and should be power washed.

A motion to adjourn was made by Darlene Bure, 2nd by Jean Smith, and carried unanimously. The meeting was adjourned at 11:42AM.

Respectfully submitted to the Bella Harbor Condominium Association Board of Administrators.

Jayne Eversen,
Portfolio Manager
Vesta Property Services