

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES**

May 12, 2020

CALL TO ORDER The Board of Directors Special General Session meeting of the Belsera Community Association was called to order at 5:18 p.m. by Robin Bacon, Community Association Manager via teleconference through Go To Meeting at phone number 872-240-3212, access code 791-953-221.

OARD MEMBERS PRESENT Carol Corporales, President
Simon Mayeski, Vice President
Nancy Burke, Treasurer
Pat Dean, Secretary
Ken Schulte, Director

OARD MEMBERS ABSENT None.

MANAGEMENT REPRESENTATIVES Robin Bacon, Community Association Manager, Walters Management
Peri Sword, Recording Secretary, Walters Management

OTHERS PRESENT None.

APPROVAL OF MINUTES **April 28, 2020 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the April 28, 2020 Board meeting.

*After review and discussion of the information provided, a motion was made, seconded, and carried, with one (1) abstention, to **approve** the April 28, 2020 General Session minutes as submitted.*

DRAFT 2020/2021 BUDGET DISCUSSION **Draft July 1, 2020-June 30, 2021 Budget Discussion**
Management provided the Board of Directors with the draft of the July 1, 2020-June 30, 2021 budget for discussion. Matters discussed included the Reserve Account, which is currently funded at over 160%, and the Operating account, which currently has an extra \$200,000.00 in it. Discussion was also held regarding transferring \$175,000.00 out of the Operating Account into the Reserve Account. Other items discussed included budgeting for cleaning the rain gutters twice yearly, and increasing line items for janitorial services due to the Covid-19 crisis, increasing the line item for paying the insurance premium in anticipation of premiums being increased in 2021 due to Covid-19 premium refunds issued in 2020, and completing the bollard project.

After review & discussion of the information provided, a was motion

*made, seconded, and unanimously carried to **approve** the transfer of \$175,000.00 from the Operating account into Reserves for the July 1, 2020-June 30, 2021 budget, and moving forward on the bollard project as soon as possible.*

RESERVE STUDY

Reserve Study – April 27, 2020

Management provided the Board with a copy of the Reserve Study dated April 27, 2020, performed by Jose M. Mejares, CPA for Board review.

*After review & discussion of the Reserve Study dated April 27, 2020 from Jose M. Mejares, CPA, a motion was made, seconded, and unanimously carried to **approve** the Reserve Study dated April 27, 2020 by Jose M. Mejares, CPA for the mailing to the membership.*

NEXT MEETING

The next meeting will take place on May 26, 2020, at 6:00 p.m. at Go To Meeting. The phone number to call into the next meeting will be provided at a date closer to the meeting. re being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned at 8:00 p.m.

ADJOURNEMENT

There being no further business to come before the Board, the meeting was adjourned at 6:38 p.m.

ATTEST

Respectfully submitted,

Peri Sword, Recording Secretary

APPROVED

PATRICIA K. DEAN

SIMON MAYESKI

Pat K. Dean 5/27/20
Board Member Date

Simon Mayeski 5/26/20
Board Member Date