

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

October 25, 2022

- CALL TO ORDER** Community Association Manager Robin Bacon, CCAM, CMCA called the Board of Directors meeting of the Belsera Community Association to order at 6:03 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President
Simon Mayeski, Vice President
Carol Corporales, Treasurer
- BOARD MEMBER ABSENT:** Melissa James, Secretary
- MANAGEMENT REPRESENTATIVES:** Robin Bacon, Community Manager, Walters Management
Peri Sword, Recording Secretary, Walters Management
- OTHERS PRESENT:** Four (4) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** The Board held an Executive Session meeting following the September 27, 2022, General Session meeting to discuss enforcement matters.
- HOMEOWNER FORUM:** —
Homeowner Forum
A time was provided for homeowners in attendance to share any questions, comments, or concerns. There were four (4) owners present. The topic discussed:
- Board Member Appointment
- APPROVAL OF MINUTES:** **September 27, 2022, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the September 27, 2022, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the September 27, 2022, General Session Minutes as amended.*
- FINANCIAL REPORTS:** **Financial Report – September 2022**
Management sent out the August 2022 financial report under separate cover. Since the Board Treasurer was absent, Management summarized the September 2022 report at this time.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 2022 Financial Report as submitted.

Resolution 5380 (b) (6) – September 2022

Management presented the resolution related to approved Assembly Bill 2912, allowing for the payment of bills more than \$10,000.00 (i.e., water bills, etc.) between meetings. The enclosed resolution incorporates the language recommended by the Association's attorney and will be in every board packet in the future, updated to the current month.

Management announced that a check was cut in the amount of \$12,819.00 for monthly landscape maintenance services. The resolution, as presented, listed this charge.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolution 5380 (b) (6) for September 2022 as presented.

**MANAGEMENT
REPORT:**

Management Report

Homeowners Interested in Serving on The Board

Management sent an email blast asking if any homeowner was interested in serving on the Board. The following owners responded and submitted biographies:

- Sarah Butler
- Michael O'Conner
- Suzanne DiAngelo (Fornario)
- Elisabeth Smith

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board decided to appoint Michael O'Conner as a Director-at-Large.

Ratify Repairs

Management advised that the following proposals were approved between Board meetings since the last meeting on September 27, 2022:

1. Restoration Systemes & Consulting, Inc. – Stucco Repair at 11306-2 Calle Playa Cancun

Management presented a previously approved proposal submitted by Restoration Systems & Consulting, Inc., for stucco repairs for \$1,060.00.

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the previously approved proposal from Restoration Systems & Consulting, Inc. to repair stucco for \$1,060.00.

2. American Home Butler – Lower Spa Transformer

Management presented a previously approved proposal submitted by American Home Butler to replace the lower spa transformer for \$550.00.

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the previously approved proposal from American Home Butler to replace the lower spa transformer for \$550.00.

3. Restoration Systems & Consulting Inc. – Concrete And Drywall Repairs at 11306-4 Camino Playa Cancun

Management presented a previously approved proposal submitted by Restoration Systems & Consulting Inc. for repairs to concrete and drywall at 11306-4 Camino Playa Cancun for \$1,340.00.

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the previously approved proposal from Restoration Systems & Consulting Inc. for repairs to concrete and drywall at 11306-4 Camino Playa Cancun for \$1,340.00.

4. Architectural Application – 11320-4 Camino Playa Cancun: Windows

Management presented an architectural application that had been submitted by the owner of 11320-4 Camino Playa Cancun to install new windows. This was previously approved by the Board via email.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board ratified their previous decision to approve the application to install windows at 11320-4 Camino Playa Cancun.

Property Repairs

Management presented the following proposals for review and approval of the Board.

1. Paradise Roofing - Roof Tuneup

Management advised the Board that the forecast for this winter is more rain than usual. It has been five (5) years since the association had a roof inspection and tune up. Paradise Roofing has performed this work in the past. They have submitted a proposal to perform a roof he work this year for \$58,150.00.

Paradise Roofing has also submitted a proposal to perform a roof tune up the carports and stand-alone garages. The cost to do this is \$27,360.00.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the proposal submitted by Paradise Roofing proposal to perform a roof tune up to all living units for \$58,150.00.

Upon a motion duly made, seconded and unanimously carried, the Board denied the proposal from Paradise Roofing to tune up the carport and standalone garage roofs for \$27,360.00.

Homeowner Request

1. Request for Reimbursement for Utility Bill

Owner had remediation work on his unit and requested the association for reimbursement for a higher utility bill due to dry-out fans running 24/7. The owner requested \$136.00 in reimbursement.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board denied the owner's request for a reimbursement of \$136.00 on the utility bill.

**INFORMATIONAL
ITEMS:**

Informational Items

Management the following items to the Board for informational purposes only.

- Correspondence
- Site Map presented a site map for Board reference.

No Board action was required.

NEXT MEETING:

Next Meeting

The next Regular Meeting is scheduled for November 22, 2022 at

6:00 p.m. via Zoom.

ADJOURN:

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 6:48 p.m. to go directly into Executive Session.

ATTEST:

Respectfully submitted,

Peri Sword, Recording Secretary

APPROVE:



Board Member Date

03/01/2023

Board Member Date