

THE COURTYARD HOMES AT BELL TOWER PARK
CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

September 15, 2021 – 7:00 p.m.

1. Call to Order, Verification of Quorum, Proof of Notice of Meeting:
Meeting called to order by Robert Van Teeffelen at 7:00 p.m.
Quorum established – all three (3) Board Members present (Robert Van Teeffelen, Timothy Kidd, and Michael Tew).
Also in attendance: George Eckhardt, CAM; Chene Thompson, Esq., legal counsel
Notice of meeting e-mailed and posted in accordance with Florida Statutes and the Association's governing documents.
2. Approval of prior meeting minutes:
Board Meeting Minutes for December 15, 2020 budget meeting – Motion by Robert Van Teeffelen to approve the minutes as presented by the Secretary. Motion seconded by Tim Kidd and carried by unanimous approval of the Board.
3. New Business:
 - a) Update on Hurricane Irma insurance claim:
Chene Thompson, Esq., the Association's counsel, provided a recap of the claim and its current status, including the pending lawsuit with Am Cap Insurance. The lawsuit is currently under a stay order due to the insolvency of Am Cap and the State of Florida (Florida Insurance Guaranty Association) has taken over the handling of the claim. Ms. Thompson reported that a new adjuster has recently been assigned to the claim by FIGA and she has made contact and will continue to pursue voluntary settlement negotiations. The floor was opened for questions by attendees and answers provided.
 - b) Review of financial report for July 2021:
Robert Van Teeffelen provided a summary for the Board and attendees, including a review of increased property insurance costs due to the unresolved insurance claim against Am Cap, which could result in a deficit at year end. Building maintenance expenses thus far are under-budget which should offset the projected deficit to some extent. Current cash position of the Association looks good at this point and reserves are in good shape. Mr. Eckhardt presented a summary of the policy and process for handling delinquent assessment payments / accounts receivable.
 - c) ARC review request for a courtyard pool at 14054 Bently Circle:
Specifics of the request were addressed by Mr. Eckhardt as well as the requirements that will be imposed upon the owner and contractor by the Property Owners' Association as well as the Courtyard Homes. The applicant/homeowner and a neighbor both addressed the Board. The floor was opened for questions by attendees and answers provided. Motion by Michael Tew to approve the application,

conditioned on the homeowner executing all paperwork required by either Association in connection with the project. Motion seconded by Robert Van Teeffelen and approved unanimously by all board members.

Adjournment:

Motion by Robert Van Teeffelen to adjourn the meeting. Motion seconded by Michael Tew and carried by unanimous vote of the Board. Meeting adjourned at 8:32 p.m.

Minutes Submitted by Michael Tew, Secretary