

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION

UNAPPROVED MINUTES – November 25, 2024

**PLACE: DIMMITT COMMUNITY CENTER
918 OSCEOLA ROAD, BELLEAIR, FLORIDA 33756**

- **CALL TO ORDER** – Meeting called to order at 6:00 P.M. by Stefanie Archetti
- **ROLL CALL** – Stefanie Archetti – President; Ron Robertson – Vice President; Bob Allan – Treasurer; Monica Wilson – Director. VIA ZOOM: Alex Hageli – Secretary. Also present – Gina Mistretta -LCAM
- **PROOF OF NOTICE** – Posted November 22, 2024
- **READ/WAIVE MINUTES** - Alex motioned to waive the reading of the minutes from the September board meeting. Bob seconded. All in favor. Minutes approved.
- **PRESIDENT’S REPORT** – President’s report received by the board, including discussion of Hurricane Milton cleanup costs. Association website will be developed per new state law.
- **TREASURER’S REPORT** – Bob presented the Treasurer’s report.
- **MANAGER’S REPORT** – Gina presented the manager’s report, including a review of delinquent accounts.
- **NEW BUSINESS**
 - **Ameri-Tech Contract** – three bids reviewed. Alex motioned to accept Ameri-Tech renewal. Ron seconded. All in favor. Motion passes.
 - **Mansard Damage** – received one bid for \$10k; additional bids will be solicited.
 - **Roof Condition** – all efforts will be made to encourage Randy Martin to make spot fixes to roof recoat.
 - **Gazebo Roof** – replacement of gazebo roof will be rebid.
 - **Budget** – the board generally discussed the budget, expressing a desire for maximum financial flexibility.
- **OWNERS COMMENTS** – Board aware of and addressing presence of two dogs sighted on property.
- **NEXT MEETING DATE** – next meeting is scheduled for December 16, 2024
- **ADJOURNMENT** – Ron motioned to adjourn, seconded by Monica. All in favor.

Respectfully Submitted – Alex Hageli, Secretary

IF YOU SEE SOMETHING, SAY SOMETHING