

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION

APPROVED MINUTES – August 21, 2025

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

- **CALL TO ORDER** – Meeting called to order at 6:05 P.M. by Stefanie Archetti
- **ROLL CALL** – Stefanie Archetti – President; Ron Robertson – Vice President; Bob Allan – Treasurer; Monica Wilson – Member. VIA ZOOM: Alex Hageli – Secretary. Also present – Beverly Neubecker -LCAM
- **PROOF OF NOTICE** – Posted and distributed electronically on August 18, 2025
- **READ/WAIVE MINUTES** – Ron motioned to waive reading of and approve the April Board meeting minutes as is, seconded by Bob. All in favor. Motion approved. Ron motioned to waive reading of and approve the Special Assessment meeting minutes as is, seconded by Bob. All in favor. Minutes approved.
- **PRESIDENT’S REPORT** – President’s report received by the Board. All scheduled building work is now complete. Several maintenance items will be addressed, including issues with west pond circulation.
- **TREASURER’S REPORT** – Bob presented the Treasurer’s report. A unit that was in foreclosure due to failure to pay HOA dues is now paid in full.
- **MANAGER’S REPORT** – Beverly provided the manager’s report.
- **OLD BUSINESS**
 - **Painting Update/Completion** – Fresh Paint completed its work washing and painting all buildings.
 - **Roof Update/Completion** – Merrilat has completed its work repairing the roofs, mansards and replacing the cabana roof. No funds recoupled from Randy Martin, but overall cost comparable to original bids on roof work.
- **NEW BUSINESS**
 - **Spectrum Contract Renewal** – the Board renewed its contract with Spectrum on August 1. Better price and more channels for residents.
 - **Owner Violation** – the Board discussed an owner’s painting of the area in front of his unit. It was decided to seek a contractor’s advice on possible remedies.
 - **Carports** – maintenance work on carports will be added to the list of ongoing projects.
- **OWNERS’ COMMENTS** – an owner urged the Board to consider placing rocks at the front corner of F building near F1.
- **NEXT MEETING DATE** – next meeting will be the annual budget workshop in October 2025.
- **ADJOURNMENT** – Ron motioned to adjourn, seconded by Monica. All in favor. Meeting is adjourned at 6:52 p.m.

Respectfully Submitted – Alex Hageli, Secretary

IF YOU SEE SOMETHING, SAY SOMETHING