

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION

UNAPPROVED MINUTES – March 24, 2025

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

- **CALL TO ORDER** – Meeting called to order at 6:01 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 – Jenny Kidd -LCAM
- **PROOF OF NOTICE** – Posted February 17, 2025
- **READ/WAIVE MINUTES** – Reading of the January board minutes waived. Alex motioned to approve. Bob seconded. All in favor. Minutes approved.
- **PRESIDENT’S REPORT** – President’s report received by the board, including discussion of installation of new washer in A building.
- **TREASURER’S REPORT** – Bob presented the Treasurer’s report.
- **MANAGER’S REPORT** – Jenny provided the manager’s report, including a review of the aging report on late HOA assessments and a new door application.
- **OLD BUSINESS**
 - **Roof Update** – have received three bids for touch-up work on roofs. Will distribute to board for review and discussion at next meeting.
 - **Gazebo Roof/Mansard Update** – collecting bids for review at next meeting.
 - **A20 Lien/Foreclosure Next Steps** – board will schedule call with attorney to discuss next steps.
- **NEW BUSINESS**
 - **Painting bids** – board reviewed four bids. Ron motioned to accept Fresh Paint bid. Alex seconded. All in favor.
 - **Insurance** – Association has switched from HUB to Marsh McLennan. Expect to receive new quotes first week of March.
 - **Laundry rooms** – washer replaced in laundry room on second floor of A building. All washers/dryers are aging and should be replaced. Rusted piping a concern.
 - **Landscaping bids** – Stefanie and Monica are currently soliciting bids for review.
- **OWNERS COMMENTS** – Owners asked about the feasibility of allowing in-unit washers and dryers in A, B, and C buildings.
- **NEXT MEETING DATE** – next meeting is scheduled for March 20, 2025
- **ADJOURNMENT** – Monica motioned to adjourn, seconded by Bob. All in favor. Meeting is adjourned at 7:29 p.m.

Respectfully Submitted – Alex Hageli, Secretary

IF YOU SEE SOMETHING, SAY SOMETHING