

# **BEL-FOREST MANOR CONDOMINIUM ASSOCIATION**

**UNAPPROVED MINUTES – January 22, 2026**

**PLACE: AMERI-TECH PROPERTIES MANAGEMENT INC.  
24701 US 19 N SUITE 102, CLEARWATER, FLORIDA 33763**

- **CALL TO ORDER** – Meeting called to order at 6:00 P.M. by Mike Peters
- **ROLL CALL** – Mike Peters – President & Treasurer; Matt Miller – Vice President; Alex Hageli – Secretary; Rinaldo Kola – Member. Also present – Jenny Kidd; Angela Johnson - LCAM
- **PROOF OF NOTICE** – Posted and distributed electronically on January 19, 2026
- **READ/WAIVE MINUTES FROM OCTOBER & ORGANIZATIONAL MEETINGS** – Mike motioned to waive reading of and approve both the 2025 Organizational and October Board meeting minutes as is, both motions seconded by Matt. All in favor. Both motions approved.
- **PRESIDENT’S REPORT** – Mike presented the President’s Report. Mike reviewed/discussed recent police activity at the complex, as well as installation of new pool gate locks, pest issues and various contractor interactions.
- **TREASURER’S REPORT** – Mike presented the Treasurer’s Report.
- **MANAGER’S REPORT** – Jenny presented the Manager’s Report, including discussion of collection of quarters from the laundry machines.
- **OLD BUSINESS**
  - **Ameritech Contract Extension** – Mike motioned to amend the Board’s original agreement with Ameritech to incorporate additional duties. Matt seconded. All in favor. Motion approved.
  - **Carport Repairs & Painting** – the Board is seeking one additional quote for the repair, cleaning and painting of the carports in addition to the two already received.
- **NEW BUSINESS**
  - **Collection Policy** – Mike motioned to approve the adoption of a formal HOA dues collection policy, seconded by Matt. All in favor. Motion approved.
  - **Violation Policy** – Mike motioned to approve the adoption of a formal violation policy, seconded by Matt. All in favor. Motion approved.
  - **Electrical** – pool service panel upgrade & hanging light replacement – the Board discussed various maintenance projects involving the pool and replacement of hanging light fixtures. Alex motioned to approve pool work, Mike seconded. All in favor. Motion approved. Mike motioned to order and install new hanging light fixtures. Alex seconded. All in favor. Motion approved. New pool gate lock required; keys to be distributed by Ameritech.
  - **Ponds** – pump replacement – New aerator not necessary for west pond. Mike made a motion to purchase a new aerator for east pond. Matt seconded. All in favor. Motion approved.

Respectfully Submitted – Alex Hageli, Secretary

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- **Roof – inspections/maintenance contract – Merrilat will be submitting a list of repairs to the roof to address newly identified damages.**
- **Hedges – replacement from construction on Mehlenbacher Road – C & F buildings – Mike made a motion to have Lawn & Palms plant hedges. Matt seconded. All in favor. Motion approved.**
- **Termite/Pest Control – the Board discussed SWAT’s recommendations for remediating termites in A14.**
- **Insurance Renewal – wind mitigation report completed in 2024 is valid for five years.**
- **OWNERS’ COMMENTS – Owners offered praise for the Board and inquired about a lien on one of the units.**
- **NEXT MEETING DATE – next meeting will be Thursday, March 26, 2026.**
- **ADJOURNMENT – Mike motioned to adjourn, seconded by Matt. All in favor. Meeting adjourned.**

Respectfully Submitted – Alex Hageli, Secretary

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