

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION

UNAPPROVED MINUTES – July 23, 2026

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

- **CALL TO ORDER** – Meeting called to order at 6:05 P.M. by President Matt Miller
- **ROLL CALL** – Matt Miller, President; Brian Haynes, Vice President; Mike Peters, Treasurer; Alex Hageli, Secretary; Rinaldo Kola, Member. Also present: Andrew George – Ameri-Tech
- **PROOF OF NOTICE** – Posted on premises and distributed electronically 48 hours prior to the meeting.
- **READ/WAIVE MINUTES FROM APRIL MEETING** – Matt motioned to waive reading of and approve the June Board meeting minutes as is, seconded by Mike. All in favor. Motion carries.
- **PRESIDENT’S REPORT** – Matt deferred providing a report in lieu of providing updates on enumerated business items later in the agenda.
- **TREASURER’S REPORT** – Mike presented June’s Treasurer’s Report, noting payment of \$19,000 for emergency roof repairs and other financial metrics.
- **MANAGER’S REPORT** – Andrew will provide his report during the associated agenda items to follow.
- **OLD BUSINESS**
 - **Termite/pest control** – potential tenting Building A – Board received two quotes for tenting of Building A for termites. Mike raised the possibility that SWAT service contract offered warranty coverage for tenting; Ameri-Tech tasked with finding original contract within the next two weeks for determination.
 - **B1 slab repair** – Angela tasked with having vendor visit unit to make an assessment and look at well pump; unsure of status. Repairs made to downspout on outside corner of unit.
 - **Pool heater replacement** – with passage of pool heater proxy, Board reviewed pool heater pump bids. Matt motioned to select Perfect Catch to install heaters; seconded by Brian. All in favor. Motion carries. Board clarified pool heater controls temp throughout entire year.
 - **Tree trimming/oak tree near Building F** – landscaping crew Lawns & Palms only trims palm trees that are under 12 feet as part of contract. Angela obtained quote from Danny’s Tree Service; seeking two more. Due to time of year and frustration with delays, Rinaldo motions to accept quote from Danny’s Tree Service; seconded by Mike. All in favor. Motion carries.
 - **Hedge row along sidewalk of Building F** – Matt reminded attendees that Board previously approved purchase and planting of a hedge row to the south of Building F; however, it can’t be planted until the fall due to summer heat concerns. Rinaldo suggested installing fence to address ongoing concerns over trespassing, but would require 75 percent membership vote.

Respectfully Submitted – Alex Hageli, Secretary

IF YOU SEE SOMETHING, SAY SOMETHING

- **Buildings D & E pond pump install – pump installed; concerns raised over velocity of water fountain and timing of lights to be addressed.**
- **Cleaning service – opinions solicited regarding work quality of new cleaning company. Railings not being washed. Ameri-Tech to contact AWO to obtain quote for deep cleaning of railings and light fixtures.**
- **Carport repairs/painting – Mike reviewed all quotes for washing and painting the seven carports, recommending the Board accept Fresh Paint's bid; seconded by Matt. All in favor. Motion carries.**
- **Roof inspections/maintenance – Merillat finished emergency repairs to A, B and C roofs.**
- **Sidewalk imperfections especially around D, E & F Buildings – Matt discussed need to identify and eliminate tripping hazards on sidewalks.**
- **Declaration amendments for material alterations proxy vote – Matt reviewed the proposed "material alteration" declaration changes mailed to membership. Votes to be counted at special meeting held Thursday, September 17, 2016.**
- **NEW BUSINESS**
 - **Light for flagpole – the Board discussed whether lighting the flagpole between D and E Buildings constituted a "material alteration." Concluding it is not, the Board discussed various lighting options. Matt motions to move forward, seconded by Mike. All in favor. Motion carries.**
 - **No trespassing signs & other deterrents – an owner installed no trespassing signs on the south side of F Building. Ameri-Tech informed the Board of an option to sign a trespass agreement with the Belleair Police Department and/or Sheriff's Office, renewable annually.**
- **OWNERS' COMMENTS – no comments offered.**
- **NEXT MEETING DATE – next meeting will be Thursday, September 17, 2026.**
- **ADJOURNMENT – Matt motions to adjourn, seconded by Mike. All in favor. Meeting adjourned.**

Respectfully Submitted – Alex Hageli, Secretary

IF YOU SEE SOMETHING, SAY SOMETHING