

BELLA MARGUERITE CONDOMINIUM ASSOCIATION

2010 ANNUAL MEMBERS MEETING

MINUTES: May 26th, 2010

CALL TO ORDER: The annual meeting of Bella Marguerite Condominium Association was called to order at 7:10pm on Wednesday, May 26th, 2010 by the President, Carmine Villani. The meeting was held poolside at Bella Marguerite, St. Pete Beach, Florida.

- Quorum was obtained by certified count of a combination of proxies and/or members present.
- Proof of Notice was established and provided by management.
- Waived and approved reading of the 2009 Annual Meeting minutes.
- Candidates confirmed they have read and agree to abide by Association Documents.

Board Election (by proclamation), no election was necessary.

The 2010 Board Members are Carmine Villani, James Rossi voted and Tim Klace.

Open Forum:

- **Gate Entry Codes:** To maximize the security of the building, new codes have been assigned to each individual owner. The old gate and lobby code 3770 has been deactivated.
- **Rental Restrictions:** Many inquiries have been made to the management company regarding rental durations. Ameritech's response to all agencies is that St. Pete Beach rental/lease ordinance for Bella Marguerite's zone is 30 days. Even though Bella Marguerite's documents stipulate 7 days for rentals, the city maintains that the city ordinance supersedes the condo doc provision. It is the responsibility of owners or realtors to comply with these terms. Any issues with this should be directed to St. Pete Beach code enforcement.
- **Parking Rules:** A letter will be sent to owner's reminding them of the parking rules. Each assigned parking space must be utilized before taking up any visitor parking spaces. And rentals need to be on the basis of 2 (two) total parking spaces per Unit.
- **Boat Slips/Docks:** There was discussion about the amendment covering usage of the docks and boat slips. The board of directors will schedule a meeting in the near future to ratify the amendment. In order to ratify the amendment, 75% of the owners must vote in favor of the terms. A notice will be mailed to each owner once the board sets a date.

Meeting Adjourned: 7:45pm