

**BELLASERA COMMUNITY ASSOCIATION**  
**Special Board of Directors Special Meeting**  
**July 14, 2005**

**MINUTES**

A special meeting of the Bellasera Community Association Board of Directors was held on Thursday, July 14, 2005 at 6:30 p.m. at the Bellasera clubhouse, Acting President Carol Sotnick being in the chair. A quorum was established.

Board Members Present:	Carol Sotnick, Vice President Bruce Martin, Secretary Crawford Love, Director Paul Broad, Treasurer
CCMC Staff Present:	Ben Smith, Acting Community Manager

Carol Sotnick called the meeting to order at 6:33p.m.

Carol Sotnick moved to approve the following committee appointments:

- 1) Paul Agranoff – Budget and Finance Committee to be effective immediately.
- 2) Michael Ruotolo – Building & Grounds Committee to be effective immediately.

These appointments were unanimously approved.

Carol Sotnick moved to table the appointment of Francis Sorg to the Budget & Finance Committee and the Modifications Committee pending more information on qualifications for both committees. This was unanimously approved.

Carol Sotnick turned the meeting over to Bruce Martin – chair of the Ad hoc management Committee. Bruce gave a brief presentation on how the potential management companies were selected and an introduction to the terms and background for the two companies presenting.

AAM began their presentation at 6:45. Seven members of the staff were present.

At 7:00 Carol gave AAM an additional 5 minutes

The Board then took turns questioning the AAM staff. The Board then allowed the home owners to ask questions. Then the board concluded with a few more questions.

Rosmar & Graham began their presentation at 7:45. Four members of the staff were present.

At 8:00 Carol gave Rosmar & Graham an additional 5 minutes

The Board then took turns questioning the Rosmar & Graham staff. The Board then allowed the home owners to ask questions. Then the board concluded with a few more questions.

The meeting was recessed from 8:35 to 8:45pm

Discussion with the home-owners as to the concerns they had about each company.

Board moved to contract AAM as the new management company of Bellasera. This motion was unanimously approved.

Carol made a motion to decrease the dollar amount for projects required to be considered by the board to \$500.00 to match the proposal for AAM's contract. This was unanimously approved.

Reminder given for next Board meeting August 22<sup>nd</sup>, 2005.

The meeting was adjourned 9:15pm.