

Belfort Condominium Q Association, Inc.

Board of Directors Meeting Minutes April 18, 2026

Location: Islamorada Room, King's Point, 7620 Nob Hill Rd., Tamarac, FL 33321

1. Call to Order

The meeting was called to order by President Dr. Charmaine Beckford at 3:12 PM.

2. Roll Call & Establishment of Quorum

Board Members Present:

- Dr. Charmaine Beckford
- Mr. Clifford Schissel
- Mrs. Elinor Morton
- Mr. Martin Rosenow
- Mrs. Mattie Mae Cooper-Hanna

A quorum was established.

Committee Member:

- Mr. Grant Kavanah – Beautification Committee Chair
- Mrs. Marylynn DeGesero – Rules and Regulations Chair

3. Approval of Prior Minutes

The minutes of the February 7, 2026, meeting were read by Mattie Mae Cooper-Hanna.

- **Motion to approve:** Clifford Schissel
- **Second:** Martin Rosenow
- **Outcome:** Motion passed unanimously.

4. Reports

4.1 President's Report

Topics reviewed:

- Communication with owners regarding pool furniture purchase
- Neighborhood Board discussion on Broward Sheriff's Office (BSO) access

- Update on Association credit card
- Visitor time limits and residency rules

4.1.1 Pool Furniture Special Assessment

A discussion was held regarding a \$21,000 special assessment for new pool furniture (tables, umbrellas, lounge chairs), which was mailed to condo owners from the Neighborhood Board. The President noted that special assessments are typically for emergencies; however, the Board would follow the community's preference.

Note: Majority of attendees supported proceeding with the pool furniture purchase.

4.1.2 Broward Sheriff's Office Access

The Neighborhood Board is considering granting BSO unrestricted access to Belfort. Approximately 25 attendees voted against unrestricted access due to concerns about property value and perception of crime.

4.1.3 Association Credit Card

- The Belfort Q credit card is currently held by Treasurer Clifford Schissel.
- The card will be transferred to Grant Property Management for controlled use.
- A sign-in/sign-out procedure will be implemented.

4.1.4 Visitor & Residency Rules

Reviewed and restated for owners:

- Visitors may stay no more than 30 days per year.
- Domiciling a person requires an application and \$150 background check fee.
- Florida law allows two persons per bedroom (maximum four residents in a two-bedroom unit).
- At least one permanent resident must be 55+, per governing documents.
- Minors under 18 must be accompanied by a resident at the pool.
- Gate arm service scheduled for April 21, 2026.
- Gate decals must be displayed on the vehicle; they are not tied to license plates.

4.2 Treasurer's Report

4.2.1 Bank Balances as of 3/31/26

- South State Bank Operating: \$45,576.36
- Pinnacle Bank Savings: \$66,982.79
- Total Operating Funds: \$112,559.15

4.2.2 Financial Statement Review

- Reserve Funds: \$112,028.58
- Outstanding Maintenance Fees: \$15,071.72
- Condo 9449 Balance: \$11,850.66*

*Attorney proceeding with foreclosure to secure Association's position.

4.2.3 Insurance & Neighborhood Reimbursements

- Insurance reimbursements for 2023–2024 total \$117,000 (disbursed over two years beginning 2025).
- Pinnacle Bank expenditures include:
 - \$1,600 – removal of plants/bushes at Belfort Q entrance
 - \$8,800 – landscaping (pending clearance)
 - \$683 – mulch purchase for Building Q

4.2.4 Late Fees & Payment Processing

- \$25 late fee applies after the 10th of each month (re-ratified February 2026).
- Requests for accommodation must be submitted in writing before the 11th.
- Unspecified payments must be returned to owners to avoid inaccurate accounting.

4.2.5 Water Usage Reminders

- Owners encouraged to check for toilet leaks.
- Laundry for non-residents is prohibited.
- Water should be turned off when leaving for extended travel.

4.3 Rules & Regulations Committee Report

Committee members: Marylynn, Louis, Maria. The committee met in February 2026 to review procedures and Robert's Rules.

An interactive quiz was conducted to assess resident knowledge.

4.4 Beautification Committee Report

Chair: Grant Kavanah

- Mulch installed around landscaping to improve appearance and moisture retention.
- Future considerations:
 - Fountain in front garden
 - Electrical outlets for flood lighting and patio use
 - Artificial grass for shaded areas between buildings

5. Adjournment

The meeting adjourned at **5:10 PM**.

6. Approval of Minutes

These minutes were approved by the Board of Directors on:

Secretary's Signature: _____ **Printed Name:**

_____ **Date:** _____