



## BERMUDA GREENS BUGLE

Pres. - Fred Demma, VP –Willis Faust,  
VP- Emi Lydem, VP – Rob Blagg, VP – Steve Smith,  
Secretary –, Treasurer – Rob Blagg  
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### A MESSAGE FROM THE PRESIDENT

Looks like we are in full swing into our busy season. At the same time we are still in IRMA recovery mode so we all need to be very cautious in biking, walking, and driving. With our weather temps above normal for this time of year practice restraint in your outdoor activities particularly in the afternoon.

As you will see in the Manager's report Bermuda Greens sales/leases continue to trend positive, in spite of IRMA. However, the Board is taking several steps to sustain the quality of life we all expect in our community.

Keep your eye on the kiosks as new events/meetings are posted for your benefit as well as the information contained in various sections of the Bugle.

For those just returning, welcome back to Paradise!

**Fred Demma, President**

### FROM THE PROPERTY MANAGER

A Friendly Reminder to the Residents of Bermuda Greens, As season kicks into gear we'd like to remind everyone of a few curtsies for the enjoyment of all, in our community

1: If you have a driveway and garage please keep your vehicles parked in them and do not use the guest parking, as it is very limited this time of year.

2: In 2015 we became a non-smoking community. All smoking must be kept in your condominium and not any of the common areas, your lanais or outdoors. This includes E-Smoking. Please remind your guests.

3: Keep our streets safe and keep your speed below 15 mph. We have many owners, elderly and visiting children this time of year, and do not want to see any preventable tragedies.

4: While motorcycles are allowed in Bermuda Greens, they must be kept in a closed garage. Also, please keep the noise to a minimum when starting and riding down our streets.

5: If you wish to contact me for any reason, send an email to [BermudaGreensOffice@gmail.com](mailto:BermudaGreensOffice@gmail.com) Please keep it brief and to the point. I'll usually answer within 24 hours and is much quicker than leaving phone messages. My in office hours are Monday - Friday 12-4pm, Bermuda Greens office phone is 239.514.0722

Thank you for your cooperation and have a wonderful holiday and winter in beautiful Bermuda Greens and greater Naples Florida.

**Rich Ouimet, Property Manager**

## TREASURER'S REPORT

Income though 31 October 2017 is over budget by \$23,893 due mainly to an insurance payment of \$20,605 for carport repairs, late fees and application fees.

On the expense side Ground Maintenance is over budget by \$4,133 due to Hurricane damage. Management is over budget by \$25,662 due to legal fees and audit. Legal fees for Paint litigation is now at \$26,014 and Comcast/CSI contract issues are at \$2,156. This line item will continue to increase due to ongoing issues. Early Loan Repay will not be paid this year for a savings of \$7,542.

Expenses are below budget in Building Maintenance by \$12,996 since power wash has not started and will not be charged this year saving \$10,000.

The Reserve is still in good shape with a value of \$754,592. To date we have spent \$144,742 and added \$137,497. The expenditures were for Clubhouse Renovation, Power Washing and Road engineering. In addition some irrigation and Plant replacement occurred due to the road repair.

The budget for 2018 has been approved. The quarterly fee has increased by \$118 to \$1,387 per quarter. Included is a \$90 per door increase in the Comcast line item for TV and Internet services for two quarters. Other concerns that we have to address are Island cleanup and on-going maintenance, crabgrass control (which appears to be aggressive and extensive). Also legal fees are increasing and the budget needs to be increased. On the positive side, insurance costs remain stable. In order to continue roadway rebuilding, we have increased the Reserve budget to \$150,000 per year.

Due to hurricane Irma we are collecting costs to repair. Major costs will be seen in the area of Car Ports, landscape cleanup and one unit in C building, which received severe damage due to water and mold incursion. We are waiting for the insurance adjustors report. This will likely result in a special assessment. If the board approves an assessment due to hurricane IRMA, each homeowner may be eligible to receive from their own insurance up to \$2000 by Florida law.

**Rob Blagg, Treasurer**

## LONG RANGE PLANNING COMMITTEE

Long Term Planning continues to gather information for the Board to assist them in making project decisions for Bermuda Greens. We are currently researching the best approach to replace or restore the pavers at the entrance to the Club House.

The work is ongoing on the Bermuda Greens Website with the hope to have a launch in January, 2018. Stay tuned ....

Wishing everyone a Merry Christmas, Happy Holidays and a Happy and most importantly, Healthy New Year!

Sue Giese, LRPC Chair  
suegiese@gmail.com

## RECYCLING

A few recycling facts:

More than 60 million plastic bottles end up in landfills and incinerators every day in the U.S.

How long to decompose?

A Styrofoam cup - 500 years to forever

A plastic bag - 500 years to forever

A glass bottle - 1 million years

An aluminum can - 80 - 100 years

The average American uses seven trees a year in paper, wood and other products made from trees. This amounts to about 2,000,000,000 trees per year.

As a consumer become aware of the packaging of the products you buy. Look for products in recyclable packaging. Be an educated consumer. If you don't bring cloth bags to the grocery store, ask for paper bags. The clerk may not offer paper bags, but they do have them. Make recycling a part of your everyday life.

Bermuda Greens recycling is collected on Friday mornings around 7AM. We are asked not to put plastic bags in the recycle bin. No need to separate items, simply toss all items in the bin. Place the bin curbside after 5P on Thursday, or better yet, early Friday morning.

**Emi Lydem**

## LANDSCAPE COMMITTEE

The clean-up continues after Irma. Sod replacement on Castle Harbour Drive following the completion of the road work is almost complete.

**Emi Lydem & Steve Smith,  
Chairs Landscape Committee**

## BOCCE

The bocce steering group has been looking into rehabbing the court to repair storm damage and aging conditions. The cost estimates to do this work are beyond the financial position of our league now. Our long term plan is to accrue the needed funds for this work through fund raisers and league fees. We will do the minimum work to make the court playable this season.

There are a good number of sign ups at the clubhouse. If you are interested in playing and cannot get to the clubhouse send an email to: [gieserw@gmail.com](mailto:gieserw@gmail.com), [poppygram@roadrunner.com](mailto:poppygram@roadrunner.com), [lktoner@gmail.com](mailto:lktoner@gmail.com), or [wgfaust@aol.com](mailto:wgfaust@aol.com).

We look forward to the team drawing at the Bocce meeting to be held in the Club House on Thursday, January 4. League Play will begin on Monday, January 8.

Merry Christmas and Happy New Year from the Bocce Steering Group.

**Bob Giese, Bocce Steering Committee**

## SOCIAL COMMITTEE NEWS

December is upon us and it is so nice to see our many friends and neighbors back here at Bermuda Greens.

Monday, December 4<sup>th</sup> and 18<sup>th</sup> will be Bingo Night. A big thanks is due Dan Howard who has taken on the Bingo and kept it going in the summer months. This week, he has asked Dave Bearce to sit at the Bingo table as he is out of town. Bingo starts promptly at 7:00 pm; cards are \$6.00 at the door. There will be coffee and dessert during a short break.

The Christmas Coffee is Saturday December 9<sup>th</sup> at 9:00 am. Come and enjoy the holiday goodies with your neighbors and friends. There will be no fee and your guests are always invited.

We have great things planned for 2018. They will be posted on the kiosk and in future Bugles, so be on the look-out.

**Ellen Bearce, Publicity**

Would the person or persons who borrowed the long extension cords from the club house please return them. Thanks

**The Board would like to clarify the Use Restrictions of each condo unit as described in the Declaration of Condominium. Please refer to the following for any questions you may have. You may also contact our Property Manager or any Board member with any questions.**

## DECLARATION OF CONDOMINIUM

Page 21 - # 12 - USE RESTRICTIONS

12.1 Each unit shall at all times be occupied only by a single family and guests, as a residence and for no other purpose.

12.2 ABSENCE OF OWNER - NOT LEASED

A. First degree relative (spouse, children, parents) permitted for 30 days, 4 X per 12 month period

B. Guests not included in "A" are permitted 1 family (no more than 6 persons for a 2 bedroom unit, 6 persons for a 3 bedroom unit).

Occupancy for guests is for no more than 2 weeks, 3 times per 12 month period.

12.4 Occupancy when owner is present, no more than 6 persons for 2 bedroom unit, no more than 8 persons in 3 bedroom unit.

12.6 No pets are permitted in units when the owner is not in residence

C. All owners are required to complete a guest/lease form for all guests to be registered in advance. No one may occupy a unit until all guest/lease forms have been approved.

PAGE 27 #14 -LEASING OF UNITS

14.2 No unit may be leased for a term of less than 3 months, 4 times during a 12 month period.

14.3 No one but the lessee may occupy the unit during the term of the lease. No sublet permitted. The total number of overnight occupants of a leased unit is 6 to a 2 bedroom unit, 8 to a 3 bedroom unit.