



Hats Off to Our COA Presidents

Since 1999, 10 residents have served as COA presidents, each guiding a five-person board. During this time, BG has had nine realty management companies.

Lorrie Beaumont has served since April 2024, bringing extensive experience as president of a state board, leader of a global association and as owner and operator of her own business. She is also the board's first woman president.

For the past two years, Lorrie said she and the board have “replaced our management company which required extensive time and effort including interviews, meetings and ongoing communication to keep all owners informed.” Lorrie also worked with the Bocce Steering Committee about the potential relocation of the court preparing required documentation for a special community vote. She worked with the Long-Range Planning Committee to refurbish the Clubhouse and select new pool furniture. She is presently working with them to address repairs to roads and driveways. In addition, Lorrie is board liaison for the Website Committee to review and digitize documents to enhance its clarity, detail, and functionality.

As for the board's greatest accomplishments to date, Lorrie said they are, “restoring our association to a stable and strong position through our new management company and addressing needed deferred maintenance projects to preserve property values.”

Among her greatest challenges, Lorrie includes balancing the management of incoming requests, deferred maintenance projects and upcoming initiatives while maintaining sufficient reserve funds to cover those needs. Lorrie said, “It's important to ensure that quarterly assessments remain competitive and reasonable for the area.”

Finally, fostering a sense of community is a challenge Lorrie takes seriously. “I am committed to acting in the best interest of the majority of owners, understanding that it's not possible to please everyone”, said Lorrie.

Guy Miata served as a board member from 2020-2022, then as president from 2022-2024. He brought more than 30 years experience in Facilities, Equipment Maintenance and Engineering Operations to the role. Guy managed 25 processing and distribution plants and more than 2,000 employees.

Motivated by the need to ensure our buildings were properly and efficiently kept, Guy said, “too often necessary maintenance items were deferred to keep COA quarterly assessments low which resulted in higher costs and inconvenience to owners.”

Guy said he “wanted to bring a more civil tone to meeting management.” Issues faced at the time included a controversy which resulted in a shouting match over pick-up trucks. To allow all opinions to be heard and considered on the matter, the board surveyed residents. “Based on the survey results, we didn't pursue a change to the governing documents,” Guy explained.

Another issue faced by Guy was the repair of the roads as recommended by the engineer. Limited funding meant that only those roads in most need of repair would be done.

Finally, Guy said the final issue faced was the transfer of KEB Management to May Management. He explained, “I wouldn't concur with the sale of KEB without a formal review of

its terms, conditions and most importantly, the company itself by our attorneys.” After much back and forth with the company to resolve those issues and their later approval by them, Guy and the board agreed with the sale. He said, “despite due diligence, the transfer from KEB to May proved unworkable and May’s contract was rightfully terminated by the succeeding board.”

Being accessible and talking to residents were ways Guy tried to foster a sense of community. For the future, Guy said, “experience has shown repeatedly that deferring maintenance items without an actual plan for correction is never in the best interest of whatever body is opting to defer them.” He continued, “the items go from incipient failures to emergency breakdowns and invariably cause inconvenience and higher costs.”

Fred Demma was President from 2018-2021. During his career as a Cyber Security Consultant in Air Force Research and Development, he managed an 80-million-dollar budget and supervised 100 staff members.

Like others in this role, Fred said his goal was “to protect the owner’s financial investment and improve the quality of life for everyone.” Among the challenges faced by Fred and the board were bylaw violations about the pool, parking and clubhouse behavior of owners and guests “I mediated strong opposing views of various board members, Fred said. He also represented BG at GIB meetings and provided updates on them to owners.

As for his greatest accomplishments while serving, Fred said, “achieving the Comcast contract for bulk internet and TV services in partnership with Jan McCloskey.” He added, “implementing and enforcing protocols from the CDC for COVID 19 was another.”

Fred considers future challenges and opportunities to be the same as in the past... balancing quarterly assessments collected from homeowners to meet the highest priority infrastructure needs.

David Bearse has not only served our community, but our country as a Marine. He also brought his background in apartment management and real estate to help solve BG challenges. David discovered that the developers original plan was to build three different condo complexes using a master condo association called BG Commons to oversee all three complexes. When sales volume exceeded expectations, David said, “the developer should have dissolved BG Commons.” So, prior boards followed the original plan to hold private, closed-door meetings as allowed in the plan for three complexes as opposed to only one. Some members gathered outside locked door meetings and yelled, “let us in.” David said, “I was successful in dissolving BG Commons and holding open door meetings.”

David is also credited with leading board efforts for elimination of flood insurance costs, starting the No Smoking Policy and keeping the Clubhouse unlocked during the day and open to all members, many of whom enjoyed painting. He also managed to put new roofs on and repair the lanais without resorting to a special assessment.

During David’s term, the buildings needed to be painted. A lively conversation arose when it was suggested that the color should no longer remain pink. An off-white color and David sought member input in the form of an opinion vote. Two-thirds of the members voted for the off-white.

Although David enjoyed serving, talking to people, and making things better, he recommends that, “people in position shouldn’t hang on...two terms and out.”

Frank Shrewsbury said he wanted to serve BG to “help maintain its beauty and sense of togetherness.” His expertise in organizing groups to achieve goals in industry and elsewhere was brought to his role as board president. He and the board worked to maintain cooperation and single mindedness of purpose.

As for his greatest COA accomplishment, Frank said it was “maintaining a good-natured environment.”

Frank said, “a feud involving owners and tenants' disruptive behavior was an issue at that time.” He added that “keeping residents closely informed on any major changes helps foster a sense of community.”

For the future of our community, Frank considers any breakdown in cooperation to be a threat. As for an opportunity, Frank believes it is keeping “our beautiful community viable and together.”

In addition to Lorrie, Guy, Fred, David and Frank, other past BG presidents include Ren Moreni, Kurt Holzhauser, Kent Sheffer, Richard Rudy and Jack Bechtel.