

BERMUDA GREENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 24, 2017 @ 3:00 PM
In the Clubhouse

President Fred Demma called the meeting to order at 3:00 pm.

Present were Rob Blagg, Emi Lydem, Steve Smith, Willis Faust (teleconference), Fred Demma and Manager, Richard Ouimet.

A Motion was made by Fred Demma and seconded by Steve Smith to postpone the September 5, 2017 Minutes to a later date. The motion carried.

Treasurers Report: Rob Blagg stated that income is over budget by \$2400 and his full report is appended to these minutes.

Gino Littlestone of BB&T Ins spoke to owners about insurance claims. i.e. filing claims, deductions, adjusters, etc.

Manager's Report. Richard Expanded on the attached Action List. 4 new rentals/sales. See attached chart.

COMMITTEE REPORTS

ARC- No report at this time

Long Range Planning – Susan spoke about the website. Stated its still in progress then expanded on its scope and content.

Landscaping and Trees: No new planting, still doing landscape cleanup and assessment from Irma, availability of plants and labor is limited. Steve Smith expanded on this topic below

Social committee: October 26th Chili cookout.

Arbitration - No report at this time

OLD BUSINESS:

CSI: Nothing new in the negotiations to report. Jan spoke and suggested we may want to review the cabling in the buildings for compatibility with the new system.

Landscaping: New Plants - Steve Smith reported; Planting was canceled due to Irma, to be reviewed at a later date. Grounds were cleared by Juarez Landscaping with all debris piled at edge of roads. Then ground up and hauled off site by Angel Tree Service (ATS). ATS cut back the at the entrance but there are still many trees with broken limbs to be removed and severely damaged trees to be removed. Palms are scheduled to be trimmed in November but that may be delayed.

Lake Repair/Island Clean-up: Steve Smith is awaiting a new quote from Collier Environmental Services because of extensive damage due to Irma. Plan to clean up island and do new plantings in late December or January, and will be in next year's budget.

ROAD UPDATE: Steve Smith reported All concrete has been poured for 2017. A few new cars stop left to paint. Most hurricane repair of carports is complete. "We appreciate and thanks to all those on Castle Harbour for their patients this summer during the construction.

ROOF LEAKS: Steve Smith reported roof leaks at units F-9 den, L-11 garage, E-8 garage, I-10 ridge vent, E-5 den, F-8 den, G-7 kitchen, and a cracked tile above M-6 garage, no leak. The roofers were scheduled to be on site that day but we had a large rain storm that day and now we're waiting to be rescheduled. Steve Smith emailed the scheduling manager on 9-1, requesting a new date.

WATER MAIN PROJECT: In progress along IGC Blvd.

NEW BUSINESS

Appointment of members to the Compliance Appeal Committee: Mary Moore, Elizabeth Guimaraes and Robert Giese, were nominated and Steve Smith made a motion to appoint them, that was seconded by Rob Blagg and passed unanimously.

Consideration of enforcement actions against F-4 for violations including occupancy and parking: Frank Gianfranco, owner was notified via emails and certified mail of unapproved tenants, that needed to vacate Bermuda Greens immediately. They did not vacate in the specified time. Per our Declaration, up to \$1000 in fines per violation (3) and privileges could be revoked. It was decided by the BOD that a \$300 fine would be imposed and all privileges be revoked, including approvals for F-4 rentals until all fines are paid. A hearing committee would be appointed if the owner of F-4 wants a hearing. See addendums, attached.

Emergency Power Study: "What can we do?" The issue would be studied and reported at a later date.

Treasurer's full Report, September 2017

Income through 30 September 2017 is over budget by \$2,404 due mainly to late fees and application fees.

On the expense side Utilities is over budget by \$1,479 due to Water/Sewer. This is better than last month by \$1,196. Pool expense is over by \$647 and should be okay by year-end. Management is over budget by \$11,520 due to legal fees and audit. Legal fees for Paint litigation is now at \$9,631 and Comcast/CSI contract issue are at \$2,156. This line item will continue to increase due to ongoing issues.

Expenses are below budget in Building Maintenance by \$9,957 since power wash has not started. Ground Maintenance is below by \$16,224 because Tree Trimming, Shrub Replacement, Landscape repair are not scheduled to start until fall.

The Reserve is still in good shape with a value of \$723,300. To date we have spent \$143,481 and added \$104,735. 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 major expense this month was for Becroft road repair of \$24,690.

Soon we will begin planning for the 2018 budget. If the CSI contract for Comcast services is approved, the quarterly budget will have to increase by \$90 per door for this line item. Depending upon when Comcast comes online we may have only 2 quarters to fund. 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 need to consider increasing the Reserve budget.

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 adjusters report. This will likely result in a special assessment.

Rob Blagg

Treasurer Bermuda Greens

ADJOURNMENT

A motion to adjourn was made by Fred Demma and seconded by Emi Lydem. The meeting adjourned at 4:15pm.

OWNERS FORUM:

Respectfully Submitted for the Secretary of the Board by:

Richard Ouimet, CAM, Association Manager