

**BERMUDA GREENS CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**November 28, 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, Fred Demma and Manager, Richard Ouimet.

A Motion was made by Fred Demma and seconded by Rob Blagg to approve the November 21, 2017 Minutes as amended. The motion carried. The October 24, 2017 Minutes, were not approved for further revisions

**Treasurers Report:** October 2017. 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, and quarterly fees increased to \$1387. Full report attached to these minutes.

**Manager's Report.** Richard went over the Friendly Reminder talking points as printed in the Bugle, and attached to these minutes. 4 ARC applications this month, 3 from Emi and expanded on by Joe Devita, below. Sales and Rentals: 1 Sale, 1 Trust Transfer, 3 approved rentals and 3 pending rentals. see attached chart. Guest forms are required for friends and relatives staying in condos without the owner present.

#### **COMMITTEE REPORTS**

**ARC-** Joe Devita expanded on the applications for N-12 lanai shutters, replacement window and removal of kitchen wall and I-11 window shutters, I-# lanai tile which were approved.

**Long Range Planning –** Rob Blagg spoke for Susan Geise, about the website. Stated its still in progress, to replace the pavers at the clubhouse front entrance, then expanded on its scope and content, which are attached to these minutes, for BOD consideration.

**Social committee:** December 9, Welcome Back coffee at 9am. Bingo every-other Monday at 7pm throughout the season. Bocce court fund raiser on December 12 from 5-8pm. All events held in BG Clubhouse.

**Compliance and Appeals:** Emi Lydem read the rules on rentals and guests as stated in our declaration page 21, Item 12.x, which are attached to these minutes and was posted on the clubhouse bulletin board.

**Landscaping:** Steve Smith reported, Palm trees in large part have been trimmed. Hopefully this pruning will coincide with the hurricane clean-up of damaged trees including some needed tree removal.

**Lake Repair/Island Clean-up:** Steve Smith reported that Rob Blagg, has signed a contract with Collier Environmental Services and work is slated to begin week of January 8, 2018.

#### **OLD BUSINESS:**

**CSI:** Fred Demma stated that we are waiting on an amended contract from Comcast. To be review by the BOD when it's received.

**Road Update:** Steve Smith reported all concrete has been poured for 2017. Most of the landscape repair (mainly sod), relative to the road project, has been completed on Castle Harbour. Concrete truck washout area still needs to be re-sodded and a few plants needed. Delays in plants are due to limited availability from hurricane Irma.

**Roof Leaks:** Steve Smith reported Colonial Roofing arrived Monday , November 27th and began repair of Hurricane Irma roof damage above G-10 from a fallen tree. D-4 is the other hurricane related roof damage and should be repaired next. Then warranty repairs will begin on reported roof leaks (not from hurricane) which are affecting the inside of units and then followed by garage roof leaks.

**Water main Project:** Fred Demma reported that it's in progress along IGC Blvd and delays should be expected during construction and to be aware of work crews.

**Irma, Torn Screens:** Steve Smith reported that Beecroft is supposed to have the estimates for screen repairs available this week. They will only do complete screen replacement and not individual panels. Once received, an email will be sent to all owners. Anyone wanting screens replaced will need to sign the request and submit a check to the property manager, in advance of any repairs.

**Irma, C-1 & C-2:** Steve Smith reported that mold testing and protocols have been completed and received for both units. 2 restoration companies have been contacted for quotes to repair and do remediation: Water Leaks - estimate received. Service Master - Evaluation completed yesterday and now awaiting estimate for clean-up. Association is responsible for drywall removal, a large portion of mold remediation and all drywall replacement w/ taping and mud.

**Irma, Fascia, soffits and gutters:** Steve Smith reported that, Southern soffit was supposed to be here last week but now they say it will be another 2 weeks before they can even inspect the job.

**Emergency Power Study:** No report at this time. Still in review.

**Actions against F-4:** Steve Smith reported that an Arbitration and Appeals committee review and hearing was held on November 15, 2017. They upheld the decision of the BOD to fine the owner \$300, which was paid the next day by certified check.

## **NEW BUSINESS**

**Rules Regarding Open House's:** Steve Smith reported that some owners indicate that Open House's were once only allowed on weekends, Saturday and Sunday only from 10am to 5pm. Current rules are unclear as to when Open Houses are now allowed. He recommended we return to the weekend only format. Rob Blagg made a motion to allow Open House's on Saturday and Sunday only and it was seconded by Fred Demma. A vote was taken and it passed unanimously. Open House's on Saturday and Sunday only from 10am to 5pm. Rules and Regulations need to be updated to reflect this change.

## **ADJOURNMENT**

A motion to adjourn was made by Willis Faust and seconded by Fred Demma . The meeting adjourned at 3:46pm.

## **OWNERS FORUM:**

Respectfully Submitted for the Secretary of the Board by:  
Richard Ouimet, CAM, Association Manager