

BERMUDA GREENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 5, 2017 @ 3:00 PM
In the BG Clubhouse

President Fred Demma called the meeting to order at 3:04 pm.

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

A Motion was made by Fred Demma and seconded by Steve Smith to approve the July 25, 2017 Minutes as amended. The motion carried.

Treasurers Report: Rob Blagg stated that income is over budget by \$2147 and his full report is attached to these minutes.

Manager's Report. There was no meeting in August and Richard expanded on the attached Action list.

Sales & Leases :

Sales: G-9 Silvia/Senior closed 8-18-17, T-4 Vanderhayden/Rebena closed 8-22-17, N-3 Patterson/Zenz closed 8-29-17, L-2 Martin/Minella closed 8-16-17

ARC Approvals - Nothing new submitted. M-10 is still under construction but moving along nicely and is expected to be done by end of October.

COMMITTEE REPORTS

ARC- No report at this time

Long Range Planning - No report at this time

Arbitration - No report at this time

Irrigation: County cut pressure back from minimum of 55psi to 45psi which was done without our knowledge. This did not allow adequate pressure at sprinkler heads. I have discussed this with Rob Kaine , Irrigation Quality Manager for the county who informed us pressure would be restored to 55psi in a day or 2. Rob Kaine now has contact info for Steve Smith and Property Manager, Rich Ouimet for notification purposes going forward. This is the 3rd time a change in pump settings had a negative impact on head pressure that was made without our knowledge. This will be re-tested before we begin new plantings.

Trees: All hardwoods have been pruned and all but and coconut tree has had coconuts removed. Steve met with the owner of Angel Tree Service after pruning was complete I requested a return visit to prune out dead wood in several trees and to remove coconuts from last palm tree. He agreed. No payment has been made nor will it until all work is completed.

Landscaping : New Plants - Steve finished walk around with Rey from Juarez Landscaping to determine the priority of plantings. We received a quote and approved it. Repairs: Rey determined the worst areas needing sod which were in large part bald areas last season causing resident complaints. Rey will do the worst areas first as the budget is not sufficient to do all areas. These areas that were bare last winter are now all weeds now but will be bare again this season if not re-sodded.

OLD BUSINESS:

Building Paint Issue - Update: Steve Smith reported that a complaint was filed against all 3 parties. Hein Bros responded with a demand for interrogatories and documents. PPG responded with a request for documents, request to enter premises' and an answer denying all of the items in the complaint.

CSI: Estates and 3 other associations in Imperial have accepted the basic agreement. BG is still considering the contract. Once Comcast has accepted the agreement a town meeting for residents will be scheduled to explain benefits and services. Some services are scheduled to be deployed the 2nd quarter of 2018. Fiber cable is scheduled to begin installation in the 3rd quarter of 2018, and completion within 6 months. We expect documents for BG by 9-30-17 and will try to get price modification for seasonal residents.

Lake Repair/Island Clean-up: Steve Smith has received 3 estimates to clean up the Island. All 3 estimates include dead tree removal. We're still working on getting cost for the Lake Restoration behind the pool. Island is regarded as a preserve by the county. Maintenance and cost of the island still falls to BG with the county able to levy fines and force us to remove invasive and exotic species. All 3 estimates include dead tree removal.

| CLEAN-UP | PLANTINGS | MAINTENANCE |
|---|--|------------------------|
| Earth Tech \$5,500 | \$1,750 780 plants: inc shrubs, grasses, ground cover | \$8,000 yr, Paid Qrtly |
| *Collier Environmental Services \$4,335 | \$385 26 plants, grasses, 3 trees | \$300 yr, Semi-Annual |
| Woods & Wetlands \$3,600 | \$410 5 trees, 100 grasses | Requested: no bid |

*Collier family member owned business

Steve Smith recommended approving CES due to pricing, promptness and complete package bid. To be used for plantings on lakes and control of exotic growth on lakes and island, currently being done by Earth Guard, who killed all the turf grass last season when spraying the lake grasses.

WEBSITE - Still in planning stages

LRPC: No Report

ROAD UPDATE: Steve Smith reported the entire valley gutter has been completed along with the entry lane and is reopened to traffic. The exit lane is now demo'd and remodeled including some of the unstable guest parking areas. Substructure is being corrected with the addition of rock, starting today. This should take about 2 days, weather permitting. Framing was planned to be completed by the end of the week, and then pouring the exit lane next week, then closed for 2 weeks to cure. This would leave only a few parking places to pour, once the road is reopened. We're reinstalling carport roofs and cleaning up the site in preparation for hurricane Irma.

WATER MAIN PROJECT: The Information Open House was held at IGC clubhouse on August 29 for residents, with contractors and county personnel present to answer questions. Construction is scheduled to begin today and to start at the corner of IGC Blvd and 41, working east along IGC Blvd on the north side, to the IGC clubhouse. Traffic interruption should be minimal, with the worst being when project trucks are being loaded and unloaded. Our water should be interrupted only once when we are being connected to the new main. Work will be done from 7am to 7pm Monday thru Friday with an occasional Saturday, as needed. Steve Smith discussed our road construction issues with the project manager. He got contact information to coordinate our concrete deliveries, so to avoid delays in our project or delaying delivery of concrete during a pour.

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, but not leaking. The roofers had been scheduled to come, 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.

NEW BUSINESS

POOL KEY: FL Health inspector Susan Clevenger requested a key to the BG pool room to make her job easier and inspection schedule more flexible. Sending her a key was voted on, and passed unanimously. Rich will have a key made and sent to her asap.

Treasurer's full Report, July 2017

Income through 31 July 2017 is over budget by \$2,147 due mainly to late fees and application fees.

On the expense side Utilities is over budget by \$4,376 due to Water/Sewer. This is better than last month probably due to less usage by residents who are up north. Administrative is also over budget by \$1,193 mostly because of Lawyer fees. This line item will continue to increase due to litigation over paint and to fees concerning the CSI Comcast contract.

Expenses are below budget in the areas of Building Maintenance (Pat on vacation), Pool Maintenance and Ground Maintenance. Ground Maintenance is below by \$13,758 because Tree Trimming, Shrub Replacement, Landscape repair and Power Washing are not scheduled to start until fall.

The Reserve is still in good shape with a value of \$846,295. To date we have spent \$20,242 and added \$104,701. The expenditures were for Clubhouse Renovation, Power Washing and Road engineering. In addition some irrigation and Plant replacement occurred due to the road repair. We expect major expense in the coming month for Beecroft road repair.

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. 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 should be 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.

Rob Blagg

Treasurer, Bermuda Greens

ADJOURNMENT

A motion to adjourn was made by Willis Faust and seconded by Fred Demma. The meeting adjourned at 3:58PM.

OWNERS FORUM: No comments

Respectfully Submitted for the Secretary of the Board by:

Richard Ouimet, CAM, Association Manager