

**BERMUDA GREENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 23, 2018 @ 3:00PM @ THE CLUBHOUSE**

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

Present were Fred Demma, Rob Blagg, Emi Lydem, Steve Smith, Willis Faust, and Mark Talaga (CAM).

A motion was made by Steve to approve the Sept.23, 2018 minutes as amended, Emi seconded it, the motion carried.

Treasurers Report: The income month to date is just about normal. The Association fees are \$2,383 below budget and the special assessment fees are on budget. The special assessment is paying for all IRMA repair work.

Expenses are generally under budget. The utilities are under budget due primarily to Comcast. We received \$46,000 from comcast as our share of the signing bonus and paid CSI \$11,500. Maintenance is under budget except for Lake Maintenance that incurred some expense for the Lake Study. We have not started Pressure Washing sidewalks and Driveways (\$10,300). I recommend that we do the washing, as the mold is significant. Grounds Care is also under budget because tree trimming will not be started until October. Pool maintenance is over budget because we have had to replace a heater. We will also replace another heater in October.

Towne is over budget since the 2018 budget was based on Guardian Management, which was less expensive. Office expense is also a little above budget. Legal fees are above budget due to our lawsuit because the engineering study showed that we have no case. Our lawyers did not properly advise us to

pursue this suit without getting the engineering study before initiating the suit.

We have opened another bank account with TIAA (used to be Everbank). This account will be separate from our reserve budget. Its purpose is to pay for Special Capital Improvement projects. One such project is the proposed lakeshore restoration.

We are currently working on next year's budget, which we hope to present sometime in November.

The reserve fund is currently at \$877,785. The roofs look like they are in serious need of cleaning. We recieved an estimate from Colonial Roofing to clean-\$40,000- and sealing for \$45,000 with a repeat seal every 2 years. This would be funded from the Reserve.

Manager's Report: ARC forms/Sales/Leases were submitted for approval.

1. H-9 Replace flooring with Tile.
2. R-1 Replace cabinets
3. M-4 Replace hardwood flooring/with ultra vinyl uderlayment.
4. N-6 Install Door
5. F-12 Replace Bedroom window/clear glass

Sales: N-11 Lyle new owner

Leases: M-3 Nabisky/Mockler 12-1-18 to 3-31-19
U-10 Norman/Robinson 11-1-18 to 4-30-19
F-4 Ferrari/Reiss 1-1-19 to 3-1-19
L-5 Dean/VanDuesen 10-1-18 to 9-30-19
L-10 Behrakis/Bougie/ 10-10-18 to 10-10-19

Committee Reports: Social committee/Marilyn reminded everyone on the Chili/Golf outing. Next social outing will be Chico's Breakfast, shop at Waterside. There will be a second social committee meeting in November to set up calendar for 2018-19 we have lots of ideas.

Landscaping Report: Plants are completed around the common areas. Some courtyards need some attention. Trees/hardwoods and palms are being trimmed. Were right on budget with tree trimming. Mulch will start first week of December.

Old Business: C-1 Owners responsibility for repairing storm shutter, Mark will contact owner for repair. C-2 notified owner for inspection for mold. M-3 Hot Water Tank and ball valve all fixed.

Further Business: Some discussion on re-strapping some lounge chairs and chair. Motion was made by Steve to re-strap and Emi seconded it, motion carried. Fred announced that the Annual Meeting will be March 18 2019. The Board informed Mark to write a letter to the owner in G-7 for possible violation on window film that is noticeable from the outside. Emi motioned to send letter Rob seconded it motion carried. Comcast next phase is that the wires will be snaked into the units.

Adjournment: Fred motioned to adjourn, Rob seconded it, motion carried.

Respectfully submitted,
Mark Talaga (CAM)