

**BERMUDA GREENS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 10, 2018 @3:00 PM**

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

Present were Steve Smith, and Mark Talaga. Directors on conference call were Fred Demma,
Rob Blagg, Emi Lydem, Willis Faust.

A Motion was made by Fred Demma seconded by Steve Smith to approve the May 29th, 2018 Minutes as amended. The motion carried.

Treasurers Report: The financial reports for May 2018 are becoming more stable as we settle into Towne's financial system. The income month to date is just about normal with application and rental fees of \$1,250. Association fees are still under budget with unpaid charges of \$56,005. Fees of \$47,436 are 31-60 days late and \$8,569 are over 90 days late. Notices of late fees will be sent out shortly and we may have to put liens on those units that are over 90 days late.

The invoice for hurricane IRMA has been mailed to all residents. Payment is due by Aug. 1, 2018.

On the positive side our monthly bills are being paid (some were delayed in the transition). Utilities are under budget by \$34,623. Maintenance is \$36,183 over budget due to IRMA expenses. Grounds care is \$32,248 under budget. Pool is over budget by \$5,830 due to construction of a stainless steel structure to hold the water heaters with a charge of \$8,218. This should have been charged to the reserve account and will be transferred. Legal fees are over by \$6,390 and growing. The rest of Administrative fees are ok.

The Reserve fund is at \$888,318.

Manager's Report: Mark reported on 2 ARC applications this month, F-2 replace carpet with

laminate on stairway with proflex 90 underlayment. T-9 Kitchen counter top replacement.

Sales and Rentals: 3 sales, B-12, P-2, was a transfer of ownership to Terry Cress N-2. Rentals: Q-5 1/1/19 was cancelled T-1 1/6/19 to 3-31/19. All approved.

Committee Reports: Landscaping operating repair budget is underway. Pittosporums are dying in many areas. Weed growth on island has been sprayed and grasses cut back.

Old Business: Concrete cracks: The concrete supplier suggests we don't tear out, recommend an epoxy material to match color. The Engineer recommended we try an epoxy treatment. The roads were tested for PSI, the strength was good and all tests passed.

Lakes: There was discussion on repairing the bank, the engineer had no luck getting an excavator company because there is no survey. Engineer recommends we get a survey and he will draw up engineering specifications which will then be sent out to bid. Rob motioned and Fred seconded to start the process.

Window's: H-1 green tinted windows. The owner and installer were sent a certified letter on June 20, 2018 with returned receipt requested.

Carport Paint/Aluminum: Three proposals were submitted for downspouts, fascia, u-channels, gutters. Mr. Green Screens proposal seemed more accurate and professional. Aluminum Store was the cheapest but not all items were included. Anchor Aluminum was a close bid to Mr. Green Screens but only three downspouts listed carport not four. Discussion to ask Mr. Green screens to come back out and bid screws and bolts with cheaper alternative than stainless steel.

Umbrellas/Stands: Emi motioned to approve and Steve seconded it for the approval of the new umbrellas and stands, from Leisure furniture but not to exceed \$4,000 all in favor.

Soffit Repairs: It was mentioned that a new start date sometime in July.

Fence: Gateworld permit declined, there were more specifications required from Collier County regarding metal poles even though same poles were being used.

C-1/C-2 M-3/M-4: Five inspectors from the county delivered all permits for C-1 required before drywall install. The drywall was delivered to install this week. Finish work at M-4 drywall testing for mold, Service master was notified. M-3 caused damage for downstairs unit, will be notified for general maintenance in his unit for repairs. M-4 drywall and remaining drywall tear out to be done in coordination with C-1. C-2 Emi's letter was discussed and a decision to make this two letters, one regarding drywall tear out. and the other regarding C-2 liability in C-1 damage. Suggestion made by Willis, M-3 has been notified by E-mail and door posting to report to the Property manager when he arrives which is said to be in July. His unit has plumbing violations needing repair. Hot water heater to old, wrong water shut-off valve, and leaky toilet.

Guest form: Guest Form modified to add relationship of guest to form. Steve mentioned that the form should be updated. Rob made motion to approve, Willis seconded it, all in favor.

New Business: None

Adjournment: Rob motioned to adjourn and seconded it by Emi. The meeting adjourned at 4:15 pm.

Owners Forum:

Respectfully submitted for the secretary of the Board by:
Mark Talaga/CAM