

**BERMUDA GREENS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 25, 2018 3:00PM @THE CLUBHOUSE**

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

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

A Motion was made by Steve to approve the June and July Minutes of 2018 as amended, Fred seconded it, the motion carried.

**Treasurers Report:** The financial reports for August 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 \$1,800. Currently quarterly fees and IRMA special assessment fees are under budget by \$23,956. Notice has been sent to those residents (about 16 ) who have not paid their fair share. Expenses are generally under budget with the exception of Towne Management and Legal fees. We have terminated our law suit against Hein Bros, PPG and Florida paint. Towne is over budget since the 2018 budget was based on Guardian Management which was less expensive. The special assessment is paying for all IRMA repair work. We have opened another bank account with TIAA (used to be ( Everbank). This account will be seperate from our Reserve budget. It's purpose is to pay for Special Capital Improvement projects. One such project is the proposed lake shore restoration. We are in process of gathering engineering plans and costs for Lake shore restoration and pond behind the pool and will keep the community and Board appraised prior to commencement of the project. The Reserve fund is currently at \$897,910.

**Manager's Report:** ARC Forms that were submitted for approval will be reviewed by the ARC Committee and a Board member for the next Board Meeting in October. For Sales/Leases Steve motioned to approve the Sales/Leases, Fred seconded it, all in favor.

Sales:	N-6	Thomas/Christian	7-11-18
	R-9	Green/Montaque	7-25-18
	O-9	Glorch/Babcock	8-31-18
	M-5	Hutchinson/Daniels	8-23-18
	F-1	Parson/Lazarz-Irish	8-24-18
	R-4	Simmons/Ingolia	8-3-18
Leases:	T-1	Joslin/Yavorsky	1-16-19 to 4-6-19
	Q-4	Rossell/Dematteo	8-15-18to 8-14-19
	Q-5	Sprawka/Waterman	11-1-18 to 5-31-19
	O-5	Romanelli/Hefley-Jackson	12-1-18 to 3-31-19
	F-3	Erikson/House	1-12-19 to 4-12-19

**COMMITTEE REPORTS:** Fred mentioned some important dates for Social events. October 17th at 11am there will be a Social Committee meeting. October 25th there is a Golf Outing scheduled and a Chili Dinner following at the clubhouse at 6:30pm.

Fred mentioned the Annual Meeting is set for March 18th 2019. Also Fred mentioned the updating of the Website with more e-Blasts and green Highlights

to consolidate the information. Board Meetings, notifications, agendas, minutes

as recieved, a link to Collier Emergency management added for use.

Landscape: Report by Steve was that they are finishing all the new plantings and

new sod repair from the operating budget. M-5 area was cleaned out, there is a plan to replace the plants.

Steve was not happy with Angel Tree Service poor communication with them. He

contacted Williams Lawn Service/Tree Division recommended by Jaurez Lawn service. They have comparable prices. They do a good job on Hardwoods, and the palms.

There was a motion by Steve to hire Williams Service for Tree trimming, Fred seconded it, motion carried. A large portion of Irma landscape repair has been completed but more will come.

### **OLD BUSINESS:**

- a. The owners of H-1 sent a letter back to the board to request a meeting in November to discuss the violation of windows to be rectified as to the rules and regulations. The board agreed to meet with them at a date in November, on or about the 14th as they requested.
- b. Comcast will be on property to start inspecting representative different styles of units for inside wiring installations tomorrow. Systematic wiring of all units building by building should then begin in next several weeks. A notice will be sent.
- c. The engineering study is complete. Steve mentioned Collier County code is 4-1 slope for lake banks. The circle on Hamilton Harbour Dr. will be repaired when the lake banks are being fixed. Steve mentioned a curb will be installed with a trough to direct water from the circle into the pond to prevent erosion of new pond bank. The proposal will widen the road around the circle and slightly enlarge the existing parking spaces which are now too small by code. A bike rack will also be installed. The bid is by Davidson Engineering. Steve made a motion to approve the engineering plans, Fred seconded it, motion carried unanimously.
- d. Absent leases: K-L buildings Mark will report on these at the next Board meeting. K-5, L-5, L-10 no leases on file.
- e. Cleaning Pool Lounges: Mark will visit with supervisor for extra cleaning of the pool lounges.
- f. Flood Insurance: There was some discussion on to re-visit Flood Coverage for all the buildings in Bermuda Greens. A meeting with Gino will be scheduled when the Board returns.
- g. carports: The recently renovated carports are finished, they look good. The Contractor Mr. Greenscreens did a great job. The painters came in after, also did a good job. Pat is power washing carports renovated last year.

h. Gutters and Soffits: Steve mentioned that Southern Soffit has given us a November start date guaranteed. The Board asked Mark to get 2 more proposals

for Gutter and Soffit repairs.

I. Road Repairs: Two concrete panels with separated cracks were replaced this summer, one in the road at L-10 and one in driveway at L-3. The road is now open. There was a check cut from Reserves for \$5700 for payment.

**New Business:** None

**Owners Forum:** Ren requested that the Board send out E-mail telling everyone that board meeting minutes once approved are posted on the website. Sally had complaints regarding liability of Comcast reception and several others in the room

did as well also. Fred suggested send an e-mail to Jan. That e-mail blast to the community should say the same.

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

Respectfully submitted,  
Mark Talaga/CAM