

# BERMUDA GREENS CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

FEBRUARY 27, 2018

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

Present were Fred Demma, Emi Lydem, Rob Blagg and Willis Faust.

Minutes of Jan. 23, 2018 were deferred.

Treasurers Report: see attached

Manager's Report - deferred

Committee reports:

ARC - none

Long Range Planning - Sue Giese reported Peter Asimakopoulos updating the Reserve Study, Website coming along, hope to have work to show residents in March.

Compliance and Appeals - none

Rules & Regulations - Mary Moore asked all residents to call the Property Manager with infractions noted.

Social Committee - Marilyn Demma : Sign up for the Annual Meeting, Pancake Breakfast is Saturday Mar. 10, End of Season party is scheduled for April 7th.

Landscape - Emi reported the cleanup from Irma continues. The large Mahogany tree by the dumpster had to be removed, not enough root structure to save it. Two palms by N-4 were damaged and need to be removed, stumps continue to be removed. The Island irrigation is now scheduled for Tuesday, Thurs, and Sunday at 8A for 20 mins. Grasses are still to be installed. We continue to lose palms to Ganoderma, Queen Palms at O & I buildings. There was a faulty irrigation valve effecting buildings O,N,U and T. This has been corrected. A lot of the brown grass is due to crabgrass.

Old Business:

a. CSI Contract - Motion was made by Fred to accept the 12 year contract with Comcast, seconded by Willis, all in favor Fred, Willis, Emi, Steve via email. No - Rob

b. Hurricane Irma Recovery Update - Screens, worker is here making repairs, Fascis - still trying to get response from the company. Condo damage along with landscape damage may necessitate an assessment.

c. GIB water main - should be complete by mid April

d. Emergency Power Study - supports website

e. Rental Units without current lease agreements, K05, L05, L10, T03 - Emi reported all units were notified and given until Feb. 28 to submit new lease agreement. As of today, Feb. 27 none have been recieved. Will turn over to new Management Company.

f. Pool Heaters - a new heater has been installed

#### New Business:

Towne Properties - Fred reported as of Mar. 1 Towne Properties will be our new Management Company. Deborah Shelby will be our new Properety Manager. Her hours will be Mon-Fri 12-4P. Please stop by and welcome her.

Arts & Craft Presentation - Sally Walsh, Emi Lydem and Natalie Rosfeld, absent, presented a professionally framed drawing done by Art Rosfeld to the community to be hung in the clubhouse for all to enjoy.

Adjournment: A motion was made by Willis Faust and seconded by Fred Demma. The meeting was adjourned at 3:45P.

#### Owners Forum:

T-02 owner Ken Conston - cracks to new concrete. Will be reviewed in the summer with Concrete Company.

Much discussion followed regarding the new Fiber Optic contract with Comcast.

Assessment - may get Gino Littleton in at a later date to speak with the community regarding insurance and the assessment.

Respectfully submitted,

Emi Lydem, VP BOD



## Treasurer's Report January 2018

Income though 31 January 2018 is over budget by \$2,054 due mainly to lease, and new application fees. Also included was a \$750 insurance claim due to an auto crashing into a carport support last year.

On the expense side all major line items are below budget. This is due in part to late billing of our vendors. Also Guardian is in the process of switching over to a new accounting system. This has led to late billing of the Jan homeowner quarterly fees. We have about 57 unit owners that were over 30 days late. Of these 5 unit owners are over 60 days late. No late fees will be assessed to those homeowners who were 30 days late.

The Reserve at the end of Dec 2017 was at \$677,976. We expended \$221,726 for Clubhouse Renovation, Power Washing and Road engineering. In addition some irrigation and Plant replacement occurred due to the road repair. Also we added \$130,000 to the Reserve. We plan to add \$150,000 to the Reserve in 2018. Guardian has not provided us with a report for the Reserves for Jan 2018.

Due to hurricane Irma we are collecting costs to repair. Major costs will be seen in the area of Car Ports, landscape cleanup and one unit in C building, which received severe damage due to water and mold incursion. We are waiting for estimates for gutter/soffit/fascia repair and additional costs for stump removal and tree trimming. This will likely result in a special assessment. If the board approves an assessment due to hurricane IRMA, each homeowner may be eligible to receive from their own insurance up to \$2000 by Florida law.

Current estimates for individual homeowner assessment range from \$500 to \$1,000.

Rob Blagg  
Treasurer Bermuda Greens