

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
Meeting Minutes – November 26, 2019**

The meeting was called to order at 3:00 p.m.

In attendance and establishing a quorum were directors:  
Mark Chambers, Fred Demma, Willis Faust, Steve Smith  
By phone: Bob Giese

Approval of Meeting Minutes from the October 28, 2019 meeting.

Willis Faust motioned to approve the minutes from the October 28, 2019 meeting.  
Steve Smith seconded. Approved

#### President's Report

We are having issues with the new gate system. A solution is forthcoming, but it will be a couple more weeks before it is resolved.

Several residents met with a representative from Comcast to make them aware of some issues we have. The installations they have done are ugly and there are power supply issues. Buildings Q, R, and H have limited access. Comcast could not get to the center units. The representative promised to have Comcast investigate these issues and rectify them.

The 2020 budget is in the final stage of board preparation and approval and will be distributed to owners in early December.

#### Treasurer's Report

October expenses are under budget on a year to date basis. Palm trimming was completed in late October – early November and we will see that cost in November. We have incurred major unexpected costs for two building renovations, which involved repairing building cracks and painting, along with pool and spa pump replacements. These costs will be paid from the reserve fund.

#### Manager's Report

There have been 7 sales:

Roddy s/t Fogarty S-09  
Byer s/t Oliver E-05

Leake s/t Tursi K-01  
Dubay s/t Keating U-08  
Hunter s/t Wright G-07  
Patrone s/t Mason F-11  
Paterson s/t Kendrick E-11

#### Rentals:

U-08 6/1-12/31/19  
B-08 6/1/19-5/31/20  
Q-04 8/15/19-8/14/20  
F-04 1/1-3/31/20  
Q-08 9/12/19-12/11/20  
N-05 10/28/19-5/1/20  
S-05 11/15/19-11/14/20

All sales and rentals were approved by the board.

#### Committee Reports

a. Rules and Regulations

The committee met to discuss the use of pods in Bermuda Greens. Once a pod is placed in the driveway, the owner must park in guest parkway, further limiting the very limited parking. After discussion, the committee has concluded that pods or dumpsters not be permitted on Bermuda Greens property. Steve Smith then motioned based on this recommendation, that owners or renters not be allowed to have pods or dumpsters anywhere on Bermuda Greens property at any time. Mark Chambers seconded. All approved.

An email blast will be sent out reminding owners to put garbage out in a timely manner and to be considerate when using the guest parking. Be mindful that owners might need to use it as well.

b. Social Committee

A Christmas breakfast is planned for December 7<sup>th</sup>..

c. Long Term Planning

The committee is getting proposals to upgrade the sound system. They plan to make a proposal to the board for having work done on the pavers around the clubhouse. This will not only improve the appearance but stabilize the sidewalks as well. Around December 2, forms will be sent out for homeowners to

update their information. If all goes well, we should be able to have an updated directory around the first of the year

d. Landscape Committee

Non-dwarf Bougainvillea planted inside courtyards by owners can be damaging to the courtyard walls as seen in two units. This is also an inappropriate location for such a plant and pose maintenance problems during the growing season due to their rapid growth.

Steve Smith motioned to remove all existing non-dwarf Bougainvillea inside courtyards and not allow plantings of this nature inside courtyards in the future. Fred Demma seconded. All approved.

Old Business

None

New Business

- a. The contract with the new lake management company, Solitude Lake Management, starts January 1<sup>st</sup>, 2020.
- b. Lint out would like to set a date for them to come out and clean the dryer vents. They are offering a group rate of \$60 per unit.
- c. Lighting in front of O building by carports has been working intermittently. The circuit breaker was changed out and hopefully this will fix the problem.
- d. ER Pools has installed the new spa motor.

Adjournment

Steve Smith motioned to adjourn.  
Mark Chambers seconded.

Meeting adjourned at 3:29 p.m.

Beverly Florio from Sandcastle was there to talk about the gate access system and answer the owner's questions. She thanked everyone for their patience during this transition. Unfortunately, the information currently in the system did not carry over to the new system and everything must be inputted.

She apologized to those who have not yet received a phone call, but they are working hard to make sure everyone gets called back. If owners returned the first form and added visitors, they have not been entered into the system. Owners are responsible for adding their visitors using the Checkpoint System or calling the automated phone line at 239-597-2005.

A new form was sent out for the owners to fill out and return to Beverly, Harry Parks, or KEB Management.

Forms given to Harry or KEB Management are being faxed to Beverly for input into the system.