

BERMUDA GREENS CONDOMINIUM ASSOCIATION INC.
MINUTES OF THE ANNUAL MEETING
MONDAY, MARCH 18, 2019, AT 4:00 PM
IMPERIAL GOLF COURSE CLUB HOUSE
1808 IMPERIAL GOLF COURSE BLVD
NAPLES, FL 34110

APPROVED MINUTES

Present: Board members: Fred Demma, Steve Smith, and Rob Blagg.
Members leaving the board: Emi Lydem and Willis Faust.
Also present: Owners according to the sign in sheets.
Also present: Erin Rosenau and Clement ross of Towne Properties.

- I. **Call to Order.** Fred Demma chaired the meeting and called it to order at 4:00 p.m.
- II. **Proof of Notice.**

3/18/2019	Annual Meeting
2/16/2019	30-day notice
2/06/2019	Deadline for the info sheet
2/11/2019	Deadline for the Notice of intent to be a candidate
1/17/2019	60-day notice

Affidavit of mailing of the 1st notice (60-day notice) and the 2nd notice (30-day notice) are on file at Towne Properties. Each affidavit is attached to all material mailed and a printout of the labels used to do the mailing.

- III. **Establish a Quorum**

One-third of 230 was needed to establish a quorum of the membership. One-third is 76.667; therefore, seventy-seven. We received 124 proxies. At the meeting, 62-unit owners signed in. Therefore, a quorum of the membership was established.

- IV. **Reading and approving the minutes from 2018**

Mr. Blagg moved to waive reading and approve the 2018 minutes from the annual meeting, seconded by Mr. Faust. The motion carried unanimously without opposition.

V. Report of Officers

A. President

A special thank you to the volunteers who assisted with sign in and counting ballots: Marilyn Demma, Tommie Faust, Mary Trad, Pat Vincent, and Nan Voll.

Also thank you to Erin Rosenau from Towne Properties who helped with the sign in and the election.

B. Treasurer

Treasurer's Report February 2019

On the income side of the ledger, our Association Fees are running slightly above budget due to late fees and rental applications. We have \$1,216 in late fees paid to date. Also, we have a number of Units (13) that are overdue in paying 1st quarter fees and late dues more than 31-60 day late that amount to \$11,188.

On the expense side of the ledger, we have a surplus of \$28.8K and debit of \$5.8K that is normal for this time of the year. The Reserve fund is currently at \$881K. The Contingency fund is now at \$110K.

Looking forward we expect two major operations that will draw on the Reserve. This is for the resurfacing of the pool and spa (34K) and for cleaning our roofs (\$27K). The roof cleaning is well on the way with only 6 buildings left to go. We are still in the process of evaluating bids to resurface the pool and spa.

Of note – finally – the soffit contractor is on site after a long delay. We hope that they are here to stay until finished.

Rob Blagg
Treasurer

VI. Reports of Committees There were no committee reports.

VII. Unfinished Business There was no new business.

VIII. New Business There was no new business.

IX. Election of Directors – Results

Mr. Demma read the tally of the ballots:
Mark Chambers – 91 votes

Robert Giese – 91 votes
Maria Senior – 39 votes

Mr. Chambers and Mr. Giese are now elected to the board. Their terms will expire at the Annual meeting in 2021.

X. Result of the proxy/ballots on document changes

Proxy question #1: Rollover of any surplus or deficit of the 2019 budget. 124 voted in favor And zero were opposed. Rollover was approved.

Proxy question #2: Vote to waive a CPA audit of the 2019 financials. 110 voted in favor and 14 voted in opposition. Waiving an audit was approved.

Proxy question #3: Vote to allow reserves to pay insurance premiums for fiscal year 2020 and replenish those funds prior to 12/31/2020. 124 voted in favor and zero were opposed. Permission granted.

Two amendments. In order to pass, 2/3rds vote in affirmation of those present in person or by proxy is the minimum to pass. 2/3rds is 66.667%

Proxy question 4#: Amendment of 14.1 – 107 voted in favor; 16 were opposed. 107 out Of 124 is 86.29% The amendment passes.

Proxy question 5#: Amendment of 14.2 – 86 voted in favor; 36 were opposed. 86 out of 124 is 69.355% The amendment passes.

XI. Adjournment

There being no further business before the membership, by proper motion the meeting was adjourned at 4:57 p.m.

Respectfully submitted for your approval,

Clement J. Ross
Community Association Manager
Towne Properties

