

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS  
MEETING MINUTES  
OCTOBER 28, 2019 AT 3:00 P.M.  
CLUBHOUSE  
13136 CASTLE HARBOUR DRIVE  
NAPLES, FL 34110**

Approved Minutes

Present: Fred Demma, Mark Chambers, Steve Smith and Bob Giese

Present on speaker phone: Willis Faust

Also present were approximately 41 homeowners and CAM Manager Harry Parks from KEB Management Services.

- I. **Call to Order:** Fred Demma called the meeting to order at 3:00 p.m.
- II. **Proof of Notice:** The notice was posted on Friday, October 25, 2019 in the clubhouse and at each of the four mailbox kiosks.
- III. **Establish a Quorum:** A quorum of the board was present for the meeting.
- IV. **Approval of Meeting Minutes:** Steve Smith made a motion, seconded by Fred Demma to approve September minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** Fred Demma welcomed everyone. The security gate is working through a number of issues due to the change of contractors and is expected to be back to normal in 2-3 weeks. Comcast fiber install is ongoing and a limited number of homes are experiencing issues due to the location of the utility shaft and the lack of power for the fiber module. The board is looking at other alternatives. A lease was denied for F4 and the occupant in T7 will be leaving soon. Owners are asked to use the Bermuda Greens website (Bermuda GreensNaples.com) or telephone (239) 514-0722 for questions for the community association manager.
- VI. **Treasurer's Report:** Bob Giese said, "September expenses and income were close in agreement. Please note there was no special assessment due for 2019 as shown on the income side of the P&L, therefore, this figure should be ignored. Landscaping expenses were higher than budgeted due to seasonal work

and are in line with year to date spending. The 2020 budget is in the works and will be distributed soon."

**VII. Manager's Report:** CAM Manager Parks reported we have had no sales. We did approve one renewal lease, N5 (Linda Toner to Jim and Kathy Mitchell) 10/28/19 - 5/1/20 and F4 lease was denied.

**VIII. Committee Reports**

- (a) ARC Committee - Jim Menton's committee approved K10 and L10.
- (b) Social Committee - The committee will put out a calendar of events soon.
- (c) Landscape Committee - Steve Smith reported palm tree pruning should be completed this week and mulch is scheduled for the first week of December.

**IX. Old Business:**

- (a) Power wash - Three areas of guest parking remain to be power washed. Company was notified and will be scheduled soon. Payment is on hold.
- (b) Inspection of buildings - Front and sides of buildings were approved but not started. Inspection will also include courtyard walls. Restoration company has been very busy but Bermuda Greens is on their list. Minor stucco cracks on the rear of buildings have been repaired.
- (c) C and I Building - Major restoration of I Building has been completed. Major restoration of C Building is underway. Collier County has completed the first of several inspections on C.

**X. New Business:**

- (a) Budget - There will be a meeting with KEB next week to begin the Budget process.
- (b) Front Gate - Everyone should fill out the gate forms and give them to KEB. Any updates will be sent by email and posted on the website.

**X1. Adjournment:** Steve Smith made a motion, seconded by Mark Chambers to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:25PM.

**X11. Owners' Forum:** Owners commented on the rules and regulations, pods, and leases.

Respectfully submitted,

Harry Parks, CAM  
Acting Secretary for the Association