

Bermuda Greens Condominium Association, Inc.

c/o Townes Property Management
1031 Collier Center Way
Naples, FL 34110
Phone: 239-596-1031 FAX: 239-315-1082

MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP March 19, 2018 Approved Minutes 3/18/2019

1. **Call to Order:** President Demma called the meeting to order at Imperial Golf Course Clubhouse at 4:05 p.m.
1. **Quorum Acknowledgement:** A quorum was present with 120 members in person or by proxy.
2. **Confirmation of Meeting Notice:** President Demma stated that the First and Second Notices and Agendas had been mailed out to all members at their addresses on file with the Association in keeping with Florida Statutes, as verified by Guardian management.
3. **Approval of Minutes:** A motion was made from the floor to waive the reading and approve the minutes from the 2017 annual meeting. It was seconded from the floor, and the motion was approved unanimously.
4. **Election of Directors:** Pursuant to Florida State Statutes, an election was not required, due to lack of any formal candidate submissions received by the required deadline.
5. **Reports of Officers:** Director Blagg gave the Treasurer's Report. He informed the members that there will likely be a future loss assessment due to costs related to hurricane damage and recovery.

President Demma thanked the volunteers working the sign-in table and counting the ballots. He introduced the new Towne Properties management with Deborah Shelby assigned as Bermuda Greens' property manager and Mike Towns, Regional Vice President.

President Demma explained the background for the new proposed amendments and why the Board would like to see these positive changes for the community. He informed the members that due to errors in details of the 6th item on the proxy form regarding rental restrictions, it is being thrown out on advice from the Association's attorney. It will be brought back for future vote at another membership meeting.

6. **New Business:** President Demma announced the results of the proposed amendment votes:
 - 1) **Should any funds in excess of the amount used for the operation of the Condominium in this fiscal year be applied to the next fiscal year's operating expenses? The item passed with 120 yes votes and 0 no.**
 - 2) **Vote to waive legal requirement to have a CPA "audited" financial statement for fiscal year end December 31, 2018, and instead have a Cash Receipt and**

Expenditure Statement, which is recommended by the Board of Directors. The item passed with 104 yes votes and 16 no.

- 3) **Should the insurance premiums be paid up front at a discounted amount from the Reserve Account with reimbursement during the year? The item passed with 119 yes votes and 1 no.**
 - 4) **Should the proposed Amendments to the Declaration of Condominium for Bermuda Greens Section 11.3H on water intrusion, lanai drainage, etc. be approved? The item passed with 107 yes votes and 13 no.**
 - 5) **Should the proposed Amendments to the Declaration of Condominium for Bermuda Greens Section 13.3-C in regards to denial of leases which are not in the best interest of the residents be approved? The item passed with 108 yes votes and 11 no.**
7. **Adjournment-** A motion to adjourn was made by Director Blagg and seconded by Director Faust. The meeting was adjourned by unanimous vote of those members present at 4:20 p.m.

An Owner's Forum was then held.

Respectfully submitted,
Deborah Shelby, LCAM
Towne Properties