

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

Approved Minutes

Present: Mark Chambers and Steve Smith

Present on speaker phone: Fred Demma, Willis Faust and Bob Giese.

Also present were approximately 7 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 Monday, August 26, 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 Mark Chambers to approve July minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** Fred Demma welcomed everyone at the meeting. He wanted everyone present to receive a copy of the Update on Summer Projects. (A copy attach to the minutes)
- VI. **Treasurer's Report:** Bob Giese submitted a report. (A copy attach to the minutes)
- VII. **Manager's Report:** CAM Manager Parks reported we have had one lease approved: Q-08 Miclau to Caren Jones for the dates of 9/12/19 to 12/11/20. Also one sale was approved: G-07 Hunter to Wright 8/29/19.
- VIII. **Committee Reports**
 - (a) ARC Committee - No report
 - (b) Social Committee - No report

(c) Landscape Committee - New plantings have started.

IX. Old Business:

(a) Fred Demma discussed the Summer Projects

(b) I Building lanai restoration costs are now at \$4200. Fred Demma made a motion, seconded by Steve Smith to increase the spending limit to \$15,000 for South Florida Painting and Waterproofing for I Building only. This motion is contingent on Bob Giese discussing the engineer report with the engineer within the next 24 hours of this meeting before moving ahead. This motion carried unanimously. (5-0) Fred Demma made a motion, seconded by Steve Smith to have the engineer come back and do a post inspection report on I-1. This motion carried unanimously. (5-0)

(c) T-7 Occupant - The occupant and owner(s) were notified of a 9/4/19 deadline to leave the premises.

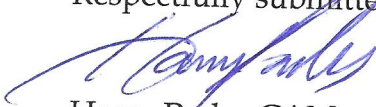
X. New Business:

(a) N/A

X1. Adjournment: Fred Demma made a motion, seconded by Steve Smith to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:30PM.

X11. Owners' Forum: Owners commented on the Treasurer's Report, I-1 canopy, and the overall cost increases of projects.

Respectfully submitted,



Harry Parks, CAM

Acting Secretary for the Association

UPDATE ON SUMMER PROJECTS

1. The pool and spa remain closed. Pool resurfacing has been completed and pool and spa are being refilled at this time. Water still will need to be treated once all is full, so neither are safe for use at this time. An additional message will follow when pool and spa use can resume SAFELY. So please stay out of pool and spa until further notice FOR YOUR OWN SAFETY.
2. Hardware replacement on carports has been completed.
3. Painting of carports P6-10, and carports at buildings O, N, U, T will begin on or about 9/16. So cars will again need to be moved
4. Concrete under carports and all adjacent GUEST SPOTS will be power washed starting on or about 9/24. Therefore, all cars will need to be removed from these areas prior to the start of this project in each given area. More information to follow as regards order of this portion of this project. Any vehicle not moved will prevent cleaning of that area.
5. Driveways and sidewalks will also be power washed after #4 is completed. Again more details to follow as date approaches.

BG Management. 8/25/19

BOD Meeting 8-28

Yahoo/Inbox



Robert Giese <gieserw@gmail.com>

To: Harry Parks, BG Office, Dianne Smith,

Fred & Marilyn Demma, Mark Chambers and 1 more...



Aug 28 at 12:19 PM

Treasurers Report August BOD Meeting on August 28, 2019

We have fully transitioned from Towne to KEB Mgmt. Operational spending is in line with the annual budget.

The Aged receivables report shows some delinquent accounts that most likely were caught in the transition with the change to KEB. KEB is following up and this should be rectified with the August report.

We have a current structural issue in I building that will have an unforeseen substantial cost to correct.

Bob

