

**BERMUDA GREENS CONDOMINIUM ASSOCIATION INC.  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
FEBRUARY 26, 2019 AT 3:00 PM  
CLUBHOUSE, 13136 CASTLE HARBOUR DRIVE  
NAPLES, FL 34110**

Present: Rob Blagg, Fred Demma, Willis Faust, Emi Lydem, and Steve Smith. Also present were between 35 to 40 owners and Clement J. Ross of Towne Properties.

**I. Call to Order.** Mr. Demma chaired the meeting and called it to order at 3:00 p.m.

**II. Certify a Quorum.** With five out of five directors present, a quorum of the board was established.

Mr. Demma said that this will likely be Emi Lydem and Willis Faust's last board meeting. He wished to thank the two of them for all their years of service and asked for a round of applause.

**III. Proof of Notice.** Notice was posted on the website and at the clubhouse and in all four mailbox kiosks on Friday February 22, 2019.

**IV. Approval of meeting minutes.**

The minutes of the meeting of the board from 1/22/2019 were edited by Steve Smith. Two minor corrections. President Demma accepted the corrections and deemed the minutes approved.

**V. President's comments.**

Mr. Demma emphasized the need to drive carefully out there.

**VI. Treasurer's report.**

The chair recognized Rob Blagg who gave the treasurer's report. A copy of which is attached and made part of this record.

Mr. Smith asked what do we owe?

Mr. Blagg said \$221K is paid each year.

**VII. Committee Reports**

**A. Comcast Committee – Jan McCloskey**

Bullet points follow:

- Q, R, H, and I remain to be done
- Plan finished next week with all done
- Fiber brought next
- May 2019 – fiber fully ready for activation
- They will keep us posted
- All equipment in the units is fiber ready
- At each home owner’s discretion to call comcast to activate
- Originally a six-month installation project. Need to extend into 2020
- There will be some issues in unit. There always are.

Mr. Blagg asked how are we doing compared to other communities in Imperial.

Ms. McCloskey said we are all together the same.

Mr. Demma said we host a comcast crew with other Imperial community members. These meetings are held here in the clubhouse.

**B. Long-term planning committee – Sue Giese**

Bullet points follow:

- We made our recommendation for roof cleaning
- We have been working on finding a solvent for the pavers at the entry of the clubhouse – and without success.
- Website and an on-line directory. This will be in the owners’ section. You will be able to look someone up and change your personal data. It will be password protected so only Bermuda Greens residents can see your personal info.

Ms. Lydem asked about a personal directory.

Ms. Giese said it will be on line. Changing every time an owner updates his or her info.

Hard copies will be available from Clement for those without computers.

Mr. Blagg asked if a new owner fills out an authorization form, will that be added?

Mr. Faust asked can that include the detail about the home watch contact info?

Clement said he would check with Towne to ensure it is included.

**C. Bocce Committee - Bob Giese**

Bullet points follow:

- Lately rather competitive
- Court not in the best of shape
- Resurfaced a couple of weeks ago
- March 24<sup>th</sup> Championships

**D. Bus Trip - Tommie Faust**

Tommie talked about the bus trip.

**VIII. Manager's report**

Clement talked about the painters who are doing the carports at Castle Harbour Drive, Building O and one at Building P: Mario's Painting, Elias Brothers and Florida Painters.

Renters: An inventory of all renters was given to the board.

ARC: An inventory of all ARC appls and the decisions was given to the board.

**IX. Old Business**

Mr. Faust brought up that the last meeting had a motion to have window treatments uniform. All white or off white.

He stated to change the Rules and Regulations it is required to mail a 14-day notice with the proposed change.

Clement said that Mr. Faust is correct.

**MOTION:** Mr. Faust moved to rescind the motion and send this issue to the Rules committee. The motion was seconded by Mr. Demma.

During discussion, Mr. Faust brought up what if there are full, half or no screen?

The board called for the vote and voted unanimously to rescind the vote.

Vote carried unanimously

**X. New Business**

**A. Southern Soffit**

Clement read the email from David Parsons of Southern Soffit. David said Southern Soffit will be completely finished by the end of March.

**B. New ARC Members**

Additional members to the ARC with special expertise in compliance and construction.

Jim Menton and Peter Asimakopoulos.

First task is creating guidelines for window replacement. Criteria will include code, compliance and technology.

**MOTION:** Mr. Demma moved to make Jim and Peter new members of the ARC, seconded by Mr. Smith. The motion carried unanimously with all in favor.

**C. Other**

Mrs. Lydem asked that there be oversight on ARC approved projects to ensure that the work complies with what was approved.

She further said that she's been on the board for six years and we can all be proud of all the accomplishments in the community over the past six years. She added it has been a pleasure to serve. We got a lot of good things done.

**D. Social Committee report - Marilyn Demma**

Pancake breakfast was a success. Mardi Gras coming up on March 5<sup>th</sup>. On April 3<sup>rd</sup> there will be an end-of-year function that's currently in the planning stage.

**XI. Adjournment**

There being no further business before the board, by proper motion the meeting was adjourned at 3:40 p.m.

The chair opened the floor to Owners' Forum which lasted until approximately 3:45 p.m.

*Respectfully submitted for your approval,*

*Clement J. Ross  
Community Association Manager  
Towne Properties.*

