

**BERMUDA GREENS CONDOMINIUM ASSOCIATION, INC  
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
MARCH 12, 2019 AT 3:00 PM  
BERMUDA GREENS CLUBHOUSE  
13136 CASTLE HARBOUR DRIVE  
NAPLES, FL 34110**

Present were Rob Blagg, Fred Demma, Willis Faust, Emi Lydem and Steve Smith. Also present were approximately 20-25 owners and Clement Ross of Towne Properties.

- I. **Call to Order.** Mr. Demma chaired the meeting and called it to order at 3:00 p.m.
- II. **Proof of Notice.** Clement posted the notice on Friday, March 8, 2019. It was also posted on the website and email blasted out to everyone on the distribution list.
- III. **Establish a Quorum.** With five out of five directors present, a quorum of the board was established.
- IV. **President's comments.** Mr. Demma said that the board and the Architectural Review Committee (ARC) were working on a window replacement policy. At the last meeting, Peter Asimakopoulos and Jim Menton were added to the ARC.

Roofs are being cleaned by Trafford.

Many new owners are remodeling the insides of their condo. We would ask that they delay window replacement until the window replacement policy is complete.

Four of the officers and legal counsel met on March 8, 2019 to review a proposed resolution. Attorney Ashley Lupo recommended two conclusions. During this meeting, the board will vote on the resolution. If passed it will become an official record and then any owner may review it. Units H-01, M-10 and S-01 will be grandfathered. All new window replacements will be required to comply with the policy.

- V. **Treasurer's report.**

Mr. Blagg stated that the February financials should be available in a day or two.

Roof cleaning and gutter cleaning are being done by Trafford. Next year's roof and gutter cleaning will be less expensive. In January 2020, they will spray an agent that eats mold.

We will soon be approving a contract to fix delaminating stucco on Buildings I and O as well as lanai for C-03 and rear of F-11 under the master bedroom window.

We have a plan in place to resurface the pool and spa and potentially change the pool maintenance contractor to the same pool company that will perform the resurfacing.

**VI. Committee Reports.**

**A. Social Committee - Marilyn Demma**

End of the year pool party will be April 3, 2019.

Reminder that for the Annual Meeting at the Imperial Clubhouse, there is a dress code and no jeans or t-shirts are permitted.

**B. Architectural Review Committee (ARC) -- Jim Menton**

Window replacement policy is our first task. We have been gathering county codes and rules including types of material for the frames and glass.

**VII. Old Business.** There were no tabled items.

**VIII. New Business.**

**A. Board resolution regarding enforcement of governing document provision relative to window replacement**

**MOTION:** Mr. Demma moved to approve the resolution as written by Ashley Lupo of Roetzel & Andress, seconded by Mr. Faust.

Discussion:

Mr. Blagg said that hurricanes produce new standards/rules for window frames and glass.

Mr. Faust said that there should be no interim requests for window replacement until the new policy is established and approved.

Call for the vote: the motion carried unanimously with all in favor.

**B. I-01 and Fire Service invoice**

Mr. Blagg reported that I-02 had a leaky toilet which caused water damage and mold in the I-01 unit. The owner of I-02 contacted Pat Sadler and made coordinations with a plumber. The plumber replaced the wax ring. The next day, Pat checked it and it was still leaking. The plumber returned and replaced a section of the sewer pipe.

Clement brought Gene Pigott from Fire Service and inspected the two bathrooms. Gene used a moisture meter and found wet conditions in the dry wall all around the I-01; no moisture at all was detected in the walls in unit I-02.

Gene said he would have Jesse contact Mrs. Reiff to measure the area and provide a proposal for the board to review and approve.

The owner Leslie Reiff signed the work authorization from Fire Service and they performed mold mitigation.

Mr. Blagg asked that a letter be sent to Mrs. Reiff that the procedure should have been the board approving work from Fire Service or Service Master to eradicate the mold.

**MOTION:** Mr. Blagg moved to pay the invoice from Fire Service, seconded by Mr. Faust. The motion carried unanimously with all in favor.

Clement was asked if Pat Sadler had completed the sheet rock and mud in I-01. He replied that he would find out.

**C. Committee Recruitment**

Mr. Demma said he would like to get more owners involved with the various committees. Social, landscaping and the others.

Mr. Faust said that not too long ago, we had a difficult time getting people to run for the board let alone running for committees.

Mr. Blagg asked that people get involved.

Mrs. Lydem said that according to the governing documents, the president is on all committees as an ad hoc member.

Mr. Blagg said that the landscape committee does a great job and Rey Juarez does a great job.

**D. Next Meeting:** April 23, 2019 at 3:00 p.m.

IX. **Adjournment.** Mr. Faust moved, seconded by Mr. Smith and the meeting was adjourned at 3:27 p.m.

Owners' Forum was opened.

- Suggestion to reactivate the pool committee
- Update on soffit work
- Roofs - three buildings per day
- K10 has broken roof tile pieces
- Mildew in court yards; limited common
- Car ports repainted
- Windows - crud from the roofs

Closed the forum at 3:36 p.m.

*Respectfully submitted for your approval,*

*Clement J. Ross  
Community Manager  
Towne Properties*