

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS
MEETING MINUTES
APRIL 30, 2019 AT 3:00 P.M.
CLUBHOUSE
13136 CASTLE HARBOUR DRIVE
NAPLES, FL 3411
APPROVED MINUTES**

Present: Rob Blagg, Mark Chambers, and Steve Smith
Present on speaker phone: Fred Demma and Bob Giese
Also present were approximately 30 owners and Clement Ross of Towne Properties.

- I. **Call to Order.** Mr. Demma chaired the meeting and called it to order at 2:58 p.m.
- II. **Proof of Notice.** The 14-day notice was mailed to every owner with the ARC guidelines and procedures on April 16, 2019. Clement Ross had the affidavit of mailing in the Official Records binder. The 14-day notice was also posted in the Clubhouse and at each of the four mailbox kiosks. The notice for the Organizational Meeting was posted on Thursday, April 25, 2019 in the clubhouse and at each of the four mailbox kiosks.
- III. **Establish a Quorum.** With five out of five directors present in person or on speaker phone, a quorum of the board was established.
- IV. **Approval of Meeting Minutes.** Mr. Smith moved to approve the minutes from the board meeting on 2/26/2019 and 3/12/2019, seconded by Mr. Blagg. The motion carried unanimously with all in favor.
- V. **President's comments.** Mr. Demma announced that this was Rob Blagg's last board meeting in his capacity as Treasurer and Director. He asked the audience for a round of applause and they complied.
- VI. **Treasurer's report.** The chair recognized Rob Blagg. Mr. Blagg gave his treasurer's report a copy of which is attached and made part of this record.

Mr. Blagg thanked the board and audience for supporting him.

Mr. Demma announced that the board will be voting on the next Treasurer and that will be Mr. Robert Giese. Rob Blagg has generously volunteered to devote time to assist with the transition.

VII. Committee Reports.

A. Long-Range Planning Committee - Sue Giese

Mrs. Giese addressed the following:

- Pavers at the clubhouse under the overhang
- Website and the way minutes are displayed
- On-line directory, sorted both by unit number and owner last name
- Goal of working toward using electronic transmission for all board notices, communications, -- eliminating USPS mailings
- Written permission will be necessary
- Targeting the third quarter for the roll out date.

VIII. Old Business

There were no tabled items.

IX. New Business

A. Architectural Review Committee Guidelines and Procedures

This project started as the ARC window replacement procedures. Five drafts of the document that was mailed and two and a half months of work behind the scenes.

MOTION: Mr. Demma moved to approve the document submitted and recommended by the ARC, seconded by Mr. Chambers. The motion carried unanimously with all in favor.

Jim Menton was asked to stand and give a narrative summary. He thanked Peter Asimakopoulos, Lorrie Beaumont and Joe De Vita for their work. He addressed code compliance guidelines, questions for contractors, and getting a mock up for inspection of doors and windows. Most installers have mock ups in their show rooms.

Owner question of the color of windows. Mr. Smith answered, "prefer grey tinting."

Owner of H-01 questioned why the board voted before owners were allowed to participate in the discussion. Mr. Demma said the document was mailed to everyone with the 14-day notice. During that time, any owner could have voiced opinion, question or comment.

Same owner said that they have windows that have the best energy efficiency and hurricane impact protection. Question was posed – Can other owners get the same protection? Mr. Smith answered, “Yes. With gray tint.”

B. Proposal to repair delaminating stucco.

Repairs targeted for I-01, O-10, F-11, C-02 and C-03.

[Admin Note: an owner approached Clement Ross and asked him to look at the court yard of U-06 for the same condition.]

MOTION: Mr. Smith moved to approve the proposal from South Florida Painting and Water Proofing for time and material at a cost of \$55.00 per hour, seconded by Mr. Demma.

Question of in some cases, they won't know the extent until they excavate the area. To prevent run on costs, the amendment was proposed.

Proposal amended to limit each repair to \$5,000 before a change order would be added.

The motion with the amendment was approved by unanimous vote of the board.

C. Resurface the pool and spa and ongoing maintenance of the two.

Proposals were solicited from ER pools, Clear Water, and Sand Dollar pools.

The ARC and Board treasurer Rob Blagg met with two of the vendors to vet the process and those performing.

ER Pools was the strongest candidate. Their cost to resurface the pool and spa was \$23,797.84.

Finish by Theodore wanted to charge \$34,241.50

Finish by Baker wanted to charge \$35,750.00

Sand Dollar did not submit a proposal.

ER proposed to take over the routine maintenance for \$550.00 per month.

Proposals are in the management office in the Budget and Contracts binder available to any owner.

Discussion of a time limit for resurfacing to prevent the project from lasting longer than the 90 days stated in the proposal.

Discussion of the cost of water. Pool drained to the storm water management system. Pool re-filled from potable water hoses.

NOTE: Refilling the pool must be coordinated with Collier County Utilities Billing to ensure that sewer is not automatically charged. Sewer is based on a percentage of water consumption.

MOTION: Mr. Blagg moved to approach ER Pools and discuss certain specifications with them prior to approving both the proposal to resurface and to take over on-going maintenance. The motion was seconded by Mr. Demma. The motion carried unanimously with all in favor.

[Clement would like greater detail for this motion.... Specifics please]

D. Other

MOTION: Mr. Demma moved to nominate Willis Faust to fill the vacancy created by Mr. Blagg's resignation. This term will last until the annual meeting in 2020. Mr. Smith seconded the motion.

During discussion, an owner said that it would be better business to appoint Maria Senior to the board since she was the candidate at the 2019 annual meeting who submitted her name but did not receive enough votes to be elected to the board.

Mr. Demma stated that it is a board decision. There is nothing in the governing documents or Florida Statute to suggest otherwise.

Mr. Demma called for the vote and Willis Faust was unanimously approved to fill the vacancy.

Mr. Blagg broached the subject of how some communities require a capital contribution or reserve contribution at closing of resales.

The home buyer pays \$1,000. And they don't mind because they benefit from the contribution of the fund.

Clement Ross said that at WCI, it was in the declaration that all resales contributed the equivalent of three months of maintenance fees for any resale. That way it was controlled by the budget.

The lawyer would need to be brought in because this is likely an amendment that requires a membership vote.

E. Next Meeting

This item was skipped.

X. **Adjournment.** By proper motion, the meeting was adjourned at 3:45 p.m.

Owners' Forum

- HVAC issue
- Wind Mitigation – newer than 2014. Per home owner insurance
- Trafford roof and gutter cleaning.

Respectfully submitted for your approval,

*Clement J. Ross
Community Manager
Towne Properties*

Treasurer's Report March 2019

On the income side of the ledger, our Association Fees are running slightly above budget due to late fees and rental applications. We have \$1,424 in late fees paid to date. Also we have two (down from 13 last month) Units that are overdue in paying 1st quarter fees that are more than 31-60 day late that amount to \$4,615.

On the expense side of the ledger line items, we have a surplus of \$17.58K and a debit of \$12.2K that is normal for this time of the year. The Reserve fund is currently at \$882K. The Contingency fund is now at \$110K.

Looking forward we expect two major operations that will draw on the Reserve. This is for the resurfacing of the pool and spa (\$34K) and for cleaning our roofs (\$27K). The roof cleaning is now complete. We are still in the process of evaluating bids to resurface the pool and spa.

A third major task is the repair of stucco on I Building, O building by the utility closet and on the back of F4. This will be funded by the Expense budget.

I have submitted my resignation from the board of Bermuda Greens effective May 1 2019. I think that much has been accomplished during my time on the board from new roofs, new light posts, new kiosks, new paint finish on the buildings, an updated clubhouse main room and bath rooms, and a good start on repaving of our roadways. It has been a challenge but a rewarding one. Thank you all for your support. It is much appreciated. Please continue to support the new board as they look out for your investment in Bermuda Greens.

Rob Blagg
Treasurer