

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS
MEETING MINUTES
JULY 30, 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 and Bob Giese. Willis Faust was absent

Also present were approximately 12 homeowners and CAM Manager Harry Parks from KEB Management Services.

- I. **Call to Order:** Mr. Demma called the meeting to order at 3:00 p.m.
- II. **Proof of Notice:** The notice was posted on Friday, July 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:** Mr. Smith made a motion, seconded by Mr. Chambers to approve April and May minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Mr. Demma welcomed everyone and the new CAM Manager. CAM Manager Parks will send U-08 the new sales application and a letter addressing the two year, no leasing of this unit, per the documents.
- VI. **Treasurer's Report:** Mr. Giese reported expenses were in line with quarterly fees.
- VII. **Manager's Report:** CAM Manager Parks reported we have had six leases approved: F4 - Mathew Elliott and Paula Mora (4/6/19 - 7/5/19), U5 - Mary Stuart and William Clutter (1/1/20 - 3/31/20), U8 - Allison Zawodny and Matthew McCroan (6/1/19 - 12/31/19, B8 - Normand and Doreen Heyne (6/1/19 - 5/31/20, Q4 - Todd Dematteo (8/15/19 - 8/14/20), F4 - Susan Reiss (1/1/20 - 3/31/20) and four sales: S9 - Fogarty (7/5/19), E5 - Oliver (7/19/19), K1 - Tursi (7/10/19), U8 - Keating (8/29/19) were approved. Mr. Smith made a motion, seconded by Mr. Chambers to continue sending sales and lease applications as requested until the Board returns in the Fall. The motion carried

(3-1) Mr. Giese voted no. Comments: (1) Mr. Giese objected to this motion because it contained the statement that "I (we) understand pods of any size are not permitted on Bermuda Greens property including driveways" since the reference to pods is not part of the Rules and Regulations. This phrase was added when the Sales and Lease Applications were revised after KEB was awarded the management contract for Bermuda Greens. This issue was referred to the Rules & Regulation Committee to explore this Fall and make recommendations to the Board. (2) Mr. Smith noted that since road construction began we were advised by concrete construction company not to allow pods and dumpsters due to potential concrete damage which is a policy the board has followed since then based on experts.

VIII. Committee Reports

- (a) ARC Committee Approvals - Three applications (N9,B11,&U8)
- (b) Social Committee - Golf Outing end of October
- (c) Landscape Committee - Hardwoods are done, palms and mulch are schedule for the Fall.

IX. Old Business:

- (a) Pool resurfacing will begin August 12
- (b) Comcast will be upgrading wires soon.
- (c) Building Restoration at I(1) will require an engineer.
- (d) Roof Cleaning will be done May 2020.
- (e) Carports - Hardware and paint will completed on Carports P(6-10), O(1-10), N(1-12), U (1-10), T(1-12)
- (f) Project Timeline was provided to the Board.

X. New Business:

- (a) Power wash the driveways, sidewalks, carport parking spaces and guest spots.
- (b) Conferencing device is still needed.
- (c) Roof leaks (F5, R1, B7, L7 and T12 - utility room)
- (d) Update Rules - Need a fresh look at the current rules.
- (e) Capital Reserve Fee on sales - No fee at this time.
- (f) Pods and Dumpsters - No pods and dumpsters allowed.

X1. Adjournment: Mr. Smith made a motion, seconded by Mr. Chambers to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 4:15PM.

X11. Owners' Forum: Owners commented on the Capital Reserve Fee for sales, the treatment of the year round resident, and Comcast.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association