

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS  
MEETING MINUTES  
SEPTEMBER 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, Willis Faust and Bob Giese (joined the meeting late).

Also present were approximately 14 homeowners and CAM Manager Harry Parks from KEB Management Services.

- I. **Call to Order:** Fred Demma called the meeting to order at 3:01 p.m.
- II. **Proof of Notice:** The notice was posted on Friday, September 27, 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 Fred Demma to approve August minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Fred Demma welcomed everyone to the meeting. He wanted everyone present to receive a copy of the handouts on building repairs dated 9/27/19 and a copy of summer projects dated 9/27/19. (A copy of both handouts 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 no new leases. We did approve one sale, seller (Rudolph and Elizabeth Dubay) to buyer (Rose Keating), U-8.
- VIII. **Committee Reports**

- (a) ARC Committee - No report
- (b) Social Committee - The committee will meet on October 18 to plan the calendar for 2019/2020.
- (c) Landscape Committee - All new plantings allowed by the budget have been completed

**IX. Old Business:**

- (a) Completed rear inspections of all 21 buildings -

**X. New Business:**

(a) Clarify terminology of reserve paint - Steve Smith made a motion, seconded by Fred Demma to modify the terminology of the painting reserve as recommended by KEB Management Services to "building, painting and restoration," to reflect more accurately what the item has been used for historically. Bob Giese made a motion to modify this amendment "to be effective 2020" but this amendment did not receive a second. The motion carried unanimously. (5-0)

(b) Restoration costs - Steve Smith made a motion, seconded by Fred Demma "That the current building restoration and painting expenses, including building inspections and engineering costs are to be paid for from the reserve.". Bob Giese and Willis Faust voted no on this item. Fred Demma, Steve Smith and Mark Chambers voted yes. The motion carried. (3-2)

(c) Additional repairs to buildings - Steve Smith made a motion, seconded by Fred Demma "to have the front and sides of all buildings, including the courtyard walls and entire clubhouse, be inspected by South Florida Painting and Waterproofing for cracks and any other structural issues." The motion carried unanimously. (5-0)

**X1. Adjournment:** Fred Demma made a motion, seconded by Steve Smith to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:40PM.

**X11. Owners' Forum:** Owners commented on the pool cleanliness and temperature.

Respectfully submitted,



Harry Parks, CAM

Acting Secretary for the Association

## UPDATE – SUMMER PROJECTS

Pool deck, lanai, and pool furniture have been cleaned/power washed.

9 carports had hardware replaced (screws and bolts), and they were painted completing the painting of all carports.

Power washing of all sidewalks, driveways, guest parking, and carport parking areas to start soon. Further notice to follow.

Building restoration in progress.

Hardwood trees behind all buildings have been pruned. (all hardwood trees have now been pruned over the last two years.)

Palm tree pruning to start in October.

Landscape: new plants and repairs complete to extent allowed by the budget.

Island preserve has been cleaned up and cut back.

New time clock for irrigation system on Bermuda Greens Blvd. and Hamilton Harbour has been installed to replace the time clock destroyed by a lightning strike. One zone also had wires burned out and required new wiring. Irrigation operation is now returned to normal.

9/27/19

## BUILDING REPAIRS

Bermuda Greens has a significant number of areas where the stucco on the exterior of our buildings has cracked and needs repair to prevent water intrusion. There are approximately two units per building with stucco cracks, almost all on the rear of the buildings predominantly in the areas of the lanais. This is based on a recent inspection of the rear of our buildings as requested by the board. Most of these areas can be repaired by grinding out the cracks, and then, sealing with caulk, overlaying with stucco, and lastly repainting. Not difficult but labor intensive. And hopefully nothing more significant is discovered as these areas are ground out. The cracks on only one building have been repaired thus far at a cost of almost \$500. Stucco restoration on our buildings was last done with the painting of the buildings in 2014. Restoration is always required prior to painting.

However, in addition, two areas, one between I-1 and I-2, and the other between C-1 and C-2, are in need of significant and costly repair. The stucco cracks in areas between the second and first floor lanais appear to be longstanding and associated with significant water intrusion. This has caused the underlying metal to rust and corrode requiring one beam to be replaced between I -1 and I-2 and another beam between C -1 and C -2. An engineer has been consulted. The buildings are safe to occupy but these two beams need replacing. Each of these buildings has been estimated to cost approximately \$14,000 to \$15,000 each.

The new management firm, KEB Management Services, (KEB), has been consulted as to BG's best option to pay for these unexpected and costly repairs, estimated to total in the \$50,000 range. Restoration repairs are always required prior to building painting. These restoration costs have been paid in the past out of reserve funds and allocated to the painting reserve line item. KEB therefore recommends using the painting reserves to pay for all these repairs. Using the reserves will also have the least negative impact on the BG finances and is therefore in the best interest of Bermuda Greens. This also avoids having a special assessment to pay for these building repairs.

KEB further recommends we modify the wording of the painting reserve item as listed in the reserve account to reflect more accurately what the line item has been used for in the past which is both building painting and building restoration. Going forward building inspections for cracks will be performed on a regular cycle to prevent costly repairs such as in buildings I and C. Time interval for the periodic inspections will be based on the engineer's recommendations.

BG BOD 9/27/19



## Treasurers Report August 2019 3

Yahoo/Inbox



**Robert Giese** <gieserw@gmail.com>  
To: BG Office



Sep 25 at 8:53 AM

Treasurers Report through August 2019

A full detailed report has be distributed to the Board by KEB.

Our finances are in good shape with expenses on budget. There are major unforeseen building restoration expenses that need to be addressed by the Board (ie what account to be charged). Collection of aged receivables is being addressed by KEB through their collection process.

Bob

