

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS
MEETING MINUTES
JUNE 30, 2020 AT 3:00 P.M.
VIRTUAL MEETING**

Approved Minutes

Location: Virtual Meeting hosted by KEB Management Services at 11100 Bonita Beach Rd. #101, Bonita Springs, FL 34135

Present: Fred Demma by phone, Steve Smith, Bob Giese, Mark Chambers and Guy Miata virtually present

Also present by phone were approximately 28 homeowners and CAM Managers Harry Parks and Ken Bloom from KEB Management Services.

- I. **Call to Order:** Fred Demma called the meeting to order at 3:00p.m.
- II. **Proof of Notice:** The notice was posted on Friday, June 26, 2020 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. **Meeting Minutes:** Steve Smith made a motion, seconded by Fred Demma to approve February 28, 2020 minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** Fred Demma welcomed everyone to the Virtual Meeting.
- VI. **Treasurer's Report:** Bob Giese reported total expenses are slightly under the monthly budget, pool and ground expenses are a bit over budget. Thirty - one thousand dollars were used from the reserve account to pay for roof treatment and building restorations. This year we have upcoming expenses for the reserve study and audit. The next foreseeable reserve expense is for exterior building painting in 2020-2021.
- VII. **Manager's Report:**
 - (a) Closed Sales D-01, Brown to Minard, 05/29/20
 - (b) Leases:

- (1) B-8, Minella to Heyne, 6/01/20 – 5/31/21
- (2) F-4, Ferrari/Vago to Anderson, 4/10/20 – 4/23/21
- (3) N-5, Toner/Kapusnik to Mitchell, 10/28/20 – 5/01/21
- (4) Q-5, Sprawka to Waterman, 11/01/2020 – 5/01/21
- (5) H-8, Innerst to Durbin, 6/20/20 – 6/19/21
- (6) K-12, Sachs to Howard, 7/15/20 – 7/14/21

VIII. Committee Reports:

- (a) Rules and Regulations – No report
- (b) Social Committee – Marilyn Demma will be planning events in the Fall.
- (c) Long Term Planning – Sue Giese said the pavers in front of the clubhouse are completed. Future plan the committee will be looking addressing include, re-screening the lanai at the clubhouse and the pool pavers.
- (d) Landscaping – Steve Smith commented on the bush trimming process and how it proceeds in an orderly fashion and that we now are in the fast growing months. Steve also reported that the county was requiring us to test all buildings for cross contamination of reclaimed and potable water before the end of September. Steve asked Harry to enquire if the water dept could assist us with turning valves on and off. Steve would coordinate with Juarez and Pat. There is a form that will need to be completed for each building.

IX. Old Business:

- (a) Comcast Fiber Installs – Fred Demma updated the Comcast installs. At this time it is unclear if Comcast hold on new fiber installs has been lifted or not. The free install period has been extended till November 2020.
- (b) Gate Access – Sandcastle has hired additional staff to help with owners' questions and input data.

X. New Business:

- (a) A to Z Contract – A to Z Contract will be terminated August 1, 2020. Guy Miata made a motion, seconded by Mark Chambers to approved Bugs or Us Contract for rodent control at a yearly cost of \$3780.00. (Frequency of Service will be Bi-monthly). Purchase of new bait boxes will be a one - time cost of \$2457.00. Pest Control will be done quarterly at a \$1294 per treatment or a yearly cost of \$5176.00. The motion carried unanimously. (5-0)
- (b) Pentair Prowler 1920 Pool Cleaning Product was presented by Guy Miata. The Prowler is a robotic pool cleaner and does an excellent job cleaning the pool bottom. Guy indicated that he thought running the

Prowler 2 days per week seems adequate and pool could be closed until 10 am on those two days to allow operation. For safety reasons no one is allowed in pool during operation. Guy Miata made a motion, seconded by Fred Demma to purchase this product for \$1120. There is a mail in rebate of \$150 and a warranty of three years. The motion carried. (4-1) Steve Smith voted no. He noted he was reluctant to close pool to residents until 10 am 2 days a week when Prowler was proposed to be operating and would prefer seeking alternatives to this closing.

(c) Reserve Study Contract – Two proposals were submitted for review. Fred Demma asked Ken Bloom to review and make a recommendation.

(d) ARC Window Guidelines – Jim Menton submitted a report to the Board on windows. Steve Smith raised several concerns in the report. Two most important were: (1.) the requirement for vinyl double hung windows, which excludes the use of the, so far, better proven durability of aluminum in FL zone 1 , and also (2) not allowing the use of the stronger and therefore safer single hung windows. Robert Giese made a motion, seconded by Guy Miata to approve the guidelines subject to revisions based on decisions made by the board. The motion carried unanimously. (5-0)

NOTE: At the August 17, 2020 Board of Directors Meeting, the Board rescinded this Bermuda Greens Window Replacement Policy. See the new Window Replacement Guidelines attached to the August 17 Minutes.

(e) Building Maintenance – Robert Giese recommended building maintenance be part of scope of work in the reserve study. Steve Smith reported on problems with K-1 lanai. Bob asked Jim Menton and Guy to review and report back.

(f) Trash Collection – Steve Smith reported that the trash put out in white bags were being attacked by crows making a big mess. And we were having to pay Pat to clean it up. Trash should be placed in black bags to deter birds from ripping bags open.

X1. Adjournment: Robert Giese made a motion, seconded by Steve Smith to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 4:18PM.

X11. Owners' Forum: Owners commented on the pool, smell in the clubhouse, pool brick pavers and the garbage left by the street.

Respectfully submitted,

Harry Parks, CAM

Acting Secretary for the Association