

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS
MEETING MINUTES
OCTOBER 27, 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 by phone or virtually: Fred Demma, Steve Smith, Bob Giese, Mark Chambers and Guy Miata. Also present were approximately nine homeowners and CAM Manager Harry Parks and Taylor Jones from KEB Management Services.

- I. **Call to Order:** Fred Demma called the meeting to order at 3:01p.m.
- II. **Proof of Notice:** The notice was posted on Friday, October 23, 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:** Bob Giese made a motion, seconded by Mr. Miata to approve July and August 2020 meeting minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** Fred Demma would like owners to submit questions/suggestions ahead of Board meetings. Also, he would like to keep owner's comments to a maximum of two minutes.
- VI. **Treasurer's Report:** Bob Giese reported monthly actual expenses are in line with budget, with landscaping being higher due to seasonal plants and tree trimming and are under year to date. Water and sewer cost are \$5.7k over budget and pool repairs and increased service are slightly elevated. The audit and reserve study have been completed and are in review by the Board. The monthly P&L and Balance Sheet are posted on the Bermuda Greens Website.
- VII. **Manager's Report:**

(a) Closed Sales:

- (1) S-4, Holcombe to Holcombe, 6/25/20
- (2) P-2, Cress to Smelser, 6/30/20
- (3) G-3, Ritchie to Ellis, 7/17/20
- (4) D-8, Beard to Lehrfeld, 7/20/20
- (5) P-1, Zarillo to McCarthy, 8/27/20
- (6) U-2, Hildebrand to Harte, 8/28/20
- (7) L9, Youell to McCarthy, 9/23/20
- (8) M-10, Stamant to Nutter, in process

(b) Leases:

- (1) T-1, Joslin to Casal & McPherron, 8/8/20 to 11/8/20
- (2) S-10, McConnell to Alzado, 8/15/20 - 2/15/21
- (3) Q-4, Roussel to St. Fleur, 9/12/20 - 9/11/21
- (4) T-5, Ivens to Stevens, 9/1/20 - 8/31/21

VIII. Committee Reports:

- (a) Long Term Planning - Sue Giese as requested by Fred Demma will address solutions for the loose pool deck tile. Sue said she needed more members due to recent resignations. Marilyn Demma said she would volunteer bringing members to a total of three.
- (b) Social Committee - No Report
- (c) ARC Committee
 - (1) New Guidelines and Application - CAM Manager Parks will add Steve Smith written recommendations to the ARC Document and then have Guy Miata and Mark Chambers review and then send edits to entire board.
- (d) Landscaping - Steve Smith reported new plantings and landscape repairs were almost complete for 2020. Tree trimming is also in most part completed. Bob Giese said the tree trimmers missed one palm tree behind his condominium. Steve Smith will address it.

IX. Old Business:

- (a) K-1 Stucco - Bob Giese said the crack has been caulked
- (b) H-11 Picture Window - CAM Manager Parks sent a letter to the homeowner recommending solutions to the picture window.
- (c) L1 Stucco Delamination with Water Intrusion into L-2 - Bob Giese reported he understood Pat had completed repairs. Steve Smith questioned this as he understood Pat had done only a temporary repair to temporarily stop water intrusion in peak rainy season. Fred Demma asked Bob to review L1/2 issue again with Pat
- (d) Status of a New Stucco Repair and Restoration Company to Replace South Florida Painting and Waterproofing - Bob Giese will discuss with Pat.

X. New Business:

(a) Cameras for Clubhouse and /or Flood Lights on Motion Detectors on Property and Signs on Grounds Warning of Video Cameras on Property – CAM Manager Parks received two proposals and presented costs from NIQ and Cypress Access Systems. Gary Dunn who has experience in such monitoring systems will review the two proposals.

(b) Electronic Lock on Bathroom Entrance – Under review. Cost approx \$1900

(c) New Grills – The Board recommended buying better quality grills with a budget of \$1000 for two new barbeque grills hoping for longer longevity of grills. CAM Manager will research grills in the area.

(d) E-1 Recent Water Intrusion from Ceiling by Lanai Doors under Evaluation – Steve Smith reported Pat found a crack in lanai stucco band overlying the area that Pat temporarily caulked. Bob Giese will follow up with Pat.

(e) Discussion Regarding Reopening of the Clubhouse and if so, Under What Guidelines and Restrictions – The clubhouse will remain closed.

(f) Paint Car Stops – Fred Demma made a motion, seconded by Steve Smith to have Pat paint the car stops with stenciled numbers. The motion carried unanimously. (5-0)

X1. Adjournment: Bob Giese made a motion, seconded by Steve Smith to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:47p.m.

X11. Owners' Forum: Owners commented on clubhouse cameras and the condition of the roads at Bermuda Greens.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association