

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS
MEETING MINUTES
FEBRUARY 28, 2020 AT 3:00 P.M.
CLUBHOUSE
13136 CASTLE HARBOUR DRIVE
NAPLES, FL 34110**

Approved Minutes

Present: Fred Demma, Steve Smith, Bob Giese, Mark Chambers and Willis Faust by phone.

Also present were approximately 46 homeowners and CAM Manager Harry Parks from KEB Management Services.

- I. **Call to Order:** Fred Demma called the meeting to order at 3:00 p.m.

- II. **Proof of Notice:** The notice was posted on Tuesday, February 25, 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 Mark Chambers to approve January 28, 2020 minutes. The motion carried unanimously. (5-0)

- V. **President's Comments:** Fred Demma stressed the importance of transparency and being accountable to the owners when dealing with vendors. We have a lot of projects going on (Comcast, T-11 and 12, Website). Jan McCloskey and her team are working close with Comcast. Bob Giese and Jim Menton will be the point men on the engineering and costs for T-11 and 12. Sue Giese is updating daily owner's names and information on the website.

- VI. **Treasurer's Report:** Bob Giese thanked owners for being prompt with their quarterly fees. KEB is following up with two delinquent units and will take corrective action, as needed, to rectify. The January income and expenses are in close agreement with the approved budget. Income is \$4,000 over but expenses are \$4,000 under budget. There are two extraordinary costs for the courtyard repairs and building renovations. They are over \$19,000. The P& L and balance

sheet are posted on the website. There have been inquires on the roof loan. The last loan payment is February 10, 2024.

VII. Manager's Report:

- (a) Sales P-08, Faur to Mulkay, 02/28/20
- (b) Leases I-7, Klein to Roger and Joann Katon, 1/16/21 – 4/17/21

VIII. Committee Reports:

- (a) Rules and Regulations – Steve Smith made a motion, seconded by Fred Demma to approve the recommendation of the Rules and Regulations Committee to place the Guest Registration Form in with the Rules and Regulations Packet
- (b) Social Committee – Upcoming Cocktail Party and St Patrick's Day Dinner
- (c) Long Term Planning – Looking at options for pavers at clubhouse
- (d) Landscaping – tabled

IX. Old Business: Tabled

X. New Business:

(a) Bike Disposal and Registration – Mr. Demma made a motion, seconded by Robert Giese to have CAM Manager Parks tag every bike in the next seven days. The tag will let owners know they have 14 days to register the bike at the clubhouse or it will be considered abandon and dispose of on 03/20/20. The motion carried (4-1) with Steve Smith voting no.

(b) Comcast – Jim Menton reported issues concerning Comcast. Steve Smith made a motion, seconded by Fred Demma to install ONU in utility closets in buildings Q, R, and H with the association picking up the expense for plywood and electrical. The motion carried. (5-0)

(c) Hot Water Heater Update – CAM Manager Parks will contact A 1 Plumbing to finalize costs and how soon the install could be done.

(d) T11 & T12 – Shutters will be taken down today by Castle Services. Structural engineer will address options for T12.

(e) Pool Service – The Association will increase pool service as necessary to keep the pool clean and chemicals balanced. Steve Smith made a motion, seconded by Marks Chambers, to replace the pool gates. This is a code violation and needs to be addressed. The motion carried. (5-0)

X1. Adjournment: Fred Demma made a motion, seconded by Bob Giese to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 4:15PM.

X11. Owners' Forum: Owners commented on the yellow streetlight, vandalism, front gate arm, fountain pressure, and windows

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association