

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

Approved Minutes

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

Also present were approximately 42 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, November 24, 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. **Meeting Minutes:** Willis Faust made a motion, seconded by Bob Giese to approve 11/26/19 and 12/12/19 minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** The front gate is still a work in progress. Homeowners should update their gate forms if they have not done so. An email from Checkpoint means you have completed this task and you can now go to their website (use the password provided) and enter guests and vendors. The Annual Meeting is March 30. KEB Management will be sending you information on the meeting soon.
- VI. **Treasurer's Report:** The 2019 total year expense to budget closed slightly under budget and income was also slightly under budget. Looking forward into 2020 we have on going renovation on T building and additional building renovation/repairs currently under evaluation. These costs will be paid through the reserve account. The P&L and performance sheets are posted on the web site.
- VII. **Manager's Report:**
 - (a) Sales N-02, Patrone to Micallef, 12/11/19, and P-03, Pilalis to Frame, 12/30/19

- (b) Leases (1) **M-3**, Nabolsy to Desantis, 1/1/20 to 3/31/20, (2) **O-5**, Romanelli to Jackson, 1/1/20 to 3/31/20, (3) **E-11**, Kendrick to McCloskey, 12/1/19 - 3/1/20, (4) **L-10**, Mendelsohn to Corboy, 1/1/20 - 12/31/20, (5) **G-4**, Lancia to Humin, 1/1/20 to 3/31/20, (6) **T-3**, Eilers/Noe to Kunkle, 1/15/20 to 8/15/20, (7) **S-9**, Fogarty to Infante, 1/19/20 - 4/19/20, (8) **L-2**, Minella to Chappeli, 3/1/20 to 2/28/21, (9) **L-5**, Dean to Densen, 10/1/19 - 9/30/20

VIII. Committee Reports:

- (a) Rules and Regulations - Working on Guest Form
- (b) Social Committee - Upcoming Super Bowl Party and Pancake Breakfast
- (c) Long Term Planning - Pavers, Directory, and Comcast
- (d) Landscaping - Lost one palm tree

IX. Old Business: Tabled

X. New Business:

- (a) T-12 - Waiting on county permit
- (b) Lint Out - Next cleaning 2/19/20. Group rate is \$60 per unit.
- (c) Benches - Steve Smith discussed the need to replace the three broken benches at the lake. Emi Lyden discussed the polywood material. Steve Smith made a motion, seconded by Willis Faust to approve three polywood benches for a cost of \$517 each. The motion carried unanimously. (5-0)
- (d) Water heater replacements/Shut Off Valve - A1 Plumbing offered to do it for \$825 (New hot water heater and pan) plus \$50 for shut off valve. An owner asked if a permit was required? CAM Manager Parks will discuss with A1 Plumbing.

X1. Adjournment: Steve Smith made a motion, seconded by Willis Faust to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:42PM.

X11. Owners' Forum: Owners commented on the insurance, generator, Juarez Landscaping, audit, and rental issues.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association