

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS
MEETING MINUTES
JULY 28, 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 28 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 3:07p.m.
- II. **Proof of Notice:** The notice was posted on Friday, July 24, 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 Guy Miata to approve June 30, 2020 minutes except for the paragraph on ARC Window Guidelines Xd. The motion carried unanimously. (5-0)
- V. **President's Comments:** Fred Demma comments are restricted to the ARC Window Guidelines portion of the 30th June Meeting in particular, the guidelines approval "subject to revisions based on decisions made by the Board." Fred also announced that Jim and Pete have both resigned from the ARC Committee. The Board needs to hear the following information before rendering a final decision on this matter. One objective that drove the ARC's recommendations concerning replacement windows was to ensure replacement windows provided the maximum degree of consistency of appearance throughout the community. That is why they recommended double hung windows and vinyl frames. Double hung windows have full screens and keep people off the roof. Single hung windows have half screens and make it difficult for second floor owners to clean the outside of windows from inside their units. Aluminum frames are thinner than vinyl frames, consequently the area of glass is larger.

Also, their research did not find any documented or expert support for the statement that aluminum frames are stronger than vinyl. If that were the case, why would manufactures offer a three-year warranty for aluminum framed windows and a lifetime guarantee for vinyl windows. Also, the most probable cause of window damage during a hurricane is not failure of the frame but projectiles impacting the glass.

Bob Giese made a motion, seconded by Guy Miata to accept the ARC Windows Report as submitted. The motion carried. (4-1) Steve Smith voted no.

VI. Treasurer's Report: Bob Giese reported total expenses for June are \$1600 under budget, there is a onetime expense for the audit and tax filing along with under spending on grounds. Third quarter fees were due July 1st. As of reporting date, approximately 8% of fees have not been posted or received. We ask for prompt payment of fees to maintain the community cash flow and avoid collection charges. The Board has evaluated two Reserve Study firms and will be awarding a contract.

VII. Manager's Report:

(a) Closed Sales: None in July

(b) Leases:

(1) Q-8, Miclau to Jones 9/12/20 to 9/11/21, Renewal

VIII. Committee Reports:

(a) Rules and Regulations - No report

(b) Social Committee - Marilyn Demma will be planning events in the Fall. Bermuda Greens Annual Meeting has been scheduled for March 22, 2021 at the Imperial Golf Course Club House.

(c) Long Term Planning - Sue Giese reported nothing new, but we need volunteers on all committees.

(d) Landscaping - Steve Smith reported on six dead palms diseased from Ganoderma. They will have to be removed. Steve Smith also reported he has done a walk around the property with the landscaper to evaluate what areas need repair and/or need plant replacements. The Every Five - Year Collier County Public Utilities Cross Connection Inspection was completed this month with no issues. The landscaper recommended that trees near buildings be reduced in size by selective limb pruning, which is planned for August.

IX. Old Business:

(a) Comcast Fiber Installs and Front Gate Access - Fred Demma informed the Board that Comcast is now connecting fiber into homeowner units. Just call 1-800 Comcast to arrange the appointment. Free installs are

continuing through November 1st. Sue Giese is working on a Question and Answer Document to address the front gate access.

- (b) Bugs or Us Contract - CAM Manager Parks reported Bugs or Us is our new vendor for pest control at Bermuda Greens. Their telephone number is (239) 775-4949.
- (c) Reserve Study - CAM Manager Parks suggested two companies for a reserve study. Bob Giese made a motion, seconded by Fred Demma to hire Reserve Advisors for a total cost of \$5300 to conduct a full reserve study. The price includes one hard bound report. The motion carried unanimously. (5-0) KEB Management Services will send a \$2650 retainer to Reserve Advisors.
- (d) Trash - CAM Manager Parks reported owners concerns on trash left in white bags in front of units. The recommendation from the Board, was to purchase a small trash can with a secure lid. If that did not work for some units, then a black sturdy trash bag could be put out. White trash bags are not permitted as the crows appear to be most attracted to them. Of course, we also have a dumpster available where you can toss your rubbish on your way out of the community. Our goal - Keep Bermuda Greens beautiful!
- (e) K1 Update - Steve Smith asked for follow-up on stucco crack on band between lanais K1/2 stucco bulges on rear corner. The Board decided to have Pat caulk the crack for now and reevaluate the area in the Fall.
- (f) Extended Lanai Cleaning - Steve Smith reported it is the owner's responsibility to keep these lanais clean and maintained as per the original documents. Trafford Pressure Cleaning has offered to clean them from \$65 to \$85 dollars depending on what the owners want done. A reminder will be sent to all extended lanai owners with Trafford option.
- (g) H-11 Window - Steve Smith reported the water test Pat did on plate glass window supported the interpretation that the leak was in the window itself. (Between the window and window frame) CAM Manager Parks will call a window company to evaluate this situation.

X. New Business:

- (a) Clubhouse Lanai Proposals - Bob Giese made a motion, seconded by Fred Demma to approve R. Townsend Rescreens proposal to tear out, and add all new aluminum, with stainless screws, medium grade screen 18/14, and two new screen doors with hardware for a cost of \$2934.88 provided all aluminum is of the same gauge. The motion carried unanimously. (5-0) CAM Manager Parks will follow up with R. Townsend and other bidders to be sure the aluminum is the same gauge in all proposals.

(b) Water Feature Fountain - Steve Smith made a motion, seconded by Bob Giese to approve Solitude Lake Management proposal to replace the two horse - power pump, motor and control box on small fountain. There is a two - year warranty on pump and motor, ninety days on labor. The motion carried unanimously. (5-0)

X1. Adjournment: Robert Giese made a motion, seconded by Steve Smith to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 4:25PM.

X11. Owners' Forum: Owners commented on the Comcast, trash cans, carports, extended lanai, guest form, front gate, and bikes.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association