

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS  
MEETING MINUTES  
JUNE 29, 2021, 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 present at KEB Office.

Also present by phone were approximately fifteen 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, June 25, 2021, 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 April 27, 2021, minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** Fred Demma deferred his time to Treasurer Bob Giese. Bob Giese reported on Bermuda Greens operations through May 2021. All the numbers in this report are expense and revenue year to date vs budgeted year to date since this is a more accurate method of reporting. Our income is eight thousand dollars over budget. Administration, landscaping, grounds are under budget and buildings, pool, and utilities are over budget. The bottom line is total expenses are twenty-five thousand dollars under budget. There were major expenses in landscaping during June that will reduce this under budget figure along with tree trimming that is scheduled for the near future. The monthly P&L and Balance Sheet are posted on the website along with the 2021 Audit.
- VI. **Manager's Report:**
  - (a) Closed Sales:

- (1) H4 - Taylor to Camera, 04/23/21
- (2) R8 - Camera to Reale/Schiebe, 05/07/21
- (3) J4 - Blagg to Weidenfeller, 06/08/21

**(b) Leases: Annual**

- (1) E1, Smith to Kelley 10/01/21 - 9/30/22
- (2) B8, Minella to Heyne, 6/1/21 - 5/31/22
- (3) K12, Sachs to Howard, 7/15/21 - 7/14/22
- (4) Q4, Roussel to Ilfrandt St. Fleur, 09/12/2021 - 9/11/22

**(c) Leases: Seasonal**

- (1) N5, Toner to Mitchell, 10/28/21 - 05/1/22
- (2) I4, Eddy to Grauer/Taylor, 10/01/21 - 04/01/22
- (3) Q5, Sprawka to Waterman, 11/01/21 - 05/01/22
- (4) S9, Fogarty to Infante, 1/14/22 to 04/12/22

**VII. Old Business:**

- (a) Pool Violations - Letter is being drafted by Attorney Ashley Lupo.
- (b) Comcast issue - Steve Smith asked the status of G9 complaint raised by owner at last board meeting which was to be referred to Comcast Committee. Fred Demma said he has not received their conclusion.
- (c) Rules and Regulations - Steve Smith asked what was the board's plan to take action on Rules Committee recommendations presented at the last board meeting? Fred Demma said this needs to be addressed as an agenda item at the next board meeting.
- (d) Inspection of Buildings - The board needs to outline the scope of work in addressing maintenance items. Maybe an engineer or stucco expert that can identify potential problems with Bermuda Greens Buildings. The board needs to determine what direction it wants to take with this issue.

**VIII. New Business:**

- (a) Painting Buildings - The Board will review three vendor proposals. The contract will be awarded at the end of the year.
- (b) Proposed Sidewalk on Imperial Golf Course Blvd. - A meeting is planned in July for the GIB to review documents. It was noted that currently this proposal does not include any access control from US41 at the gate house for this new proposed path.
- (e) Curbside Trash - Steve Smith made a motion, seconded by Bob Giese to discontinue the practice of allowing residents to place trash bags by the curb during trash days. Residents will have two options to handle their waste. Use a container with a secure lid or take the trash to the dumpster. The motion carried unanimously. (5-0). The Rules Committee will draft the policy to put in the Rules and Regulations brochure.

- IX. Adjournment:** Steve Smith made a motion, seconded by Fred Demma to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:31PM.
- X. Owners' Forum:** Mary Moore said we have a problem with cars not using their driveways for parking. CAM Manger Parks will contact Fast Signs for recommendations to label car stops. Maria in G-9 brought up the rear of buildings needs more landscape attention. Fred Demma said we will address this issue in the Fall Budget Meeting. David Bearce commented on getting competitive bids for the landscape contract because it exceeds 5% of the combined operating and reserve budgets as required by the documents. Fred Demma said price is important, but quality of work, and someone we can count on plays an equal part in the decision process. Bob Giese noted that the board is not required to take the lowest bid. N8 needs some lake bank repairs which Steve Smith will address. Diane Smith voiced her opinion against the new sidewalk.

Respectfully submitted,

Harry Parks, CAM  
Acting Secretary for the Association