

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS
MEETING MINUTES
JULY 27, 2021, AT 3:00 P.M.**

Approved Minutes

Location: Bermuda Greens Clubhouse located at 13136 Castle Harbour Drive, Naples, FL 34110

Present: Fred Demma by phone, Steve Smith, Bob Giese, and Mark Chambers were present at the clubhouse. Guy Miata was absent. Also, present were approximately twelve homeowners and CAM Manager Harry Parks. Taylor Jones from KEB Management Services operated the call-in equipment.

- I. **Call to Order:** Fred Demma called the meeting to order at 3:00p.m.
- II. **Proof of Notice:** The notice was posted on Friday, July 23, 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 June 27, 2021, minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Fred Demma thanked members of the Rules Committee and Long-Term Planning for their time and hard work.
- VI. **Treasurer's Report:** Bob Giese gave a report on the state of affairs through June 2021. Bermuda Greens expenses vs budget are in close agreement with no area of concern. We have on going building repairs that are a result of water intrusion/damage from original construction and improper maintenance of lanai drainage. Residents are urged to check and ensure drain holes in lanai screen cages are open and functioning. The cost of these repairs is a capital expense and paid from reserves. The monthly P&L and balance sheet are posted on the website along with the 2021 Audit.
- VII. **Manager's Report:**

- (a) Closed Sales - No report
- (b) Annual Leases - No report
- (c) Seasonal Leases - No report

VIII. Committee Reports:

Long-Term Planning -

(a) Fred Demma said, "The three paint contractors are to submit by August 9th their final proposals for review by the Long-Term Planning Committee. A recommendation will be made that enables a Bermuda Greens Board of Directors decision at the August 24 Board of Directors Meeting."

(b) Bob Giese made a motion, seconded by Steve Smith to approve A Plus Pavers and Tile contract for the pool deck replacement and walkways into the clubhouse. Total cost of project was \$25,670.00. The motion carried unanimously. (4-0)

(b) Rules and Regulations - Steve Smith made a motion, seconded by Fred Demma to approve the new standard for trash disposal. The new rule will be added to the rules and regulations document. The motion carried unanimously. (4-0) The document reads, Garbage and Recycling:

a. Trash cans with securely attached lids (Tuesday and Friday) and properly prepared recycle bins (Friday) may be placed near the street after 6pm (as per Collier County Ordinance 2015-38, Section 6) on the night before designated pickup days. Bulky items such as appliances (washers, dryers, TVs, water heaters, etc.) can be picked up at no charge on recycle days (Fridays), if you call (239)-252-2380 at least 48 hours before your pickup day. Such items should **NEVER** be left at the dumpster.

b. No trash cans, bags, supplies, containers or other such articles shall be placed in or on walkways, lanais, stair landings and entryways. Trash should be taken to the dumpster whenever necessary.

c. Use of Dumpster - It is located where the road splits to enter either Bermuda Greens or Imperial Gardens. We encourage owners to use their own condo's garbage disposal and deposit only securely bagged trash in the dumpster. **NOTHING** should **EVER** be left on the ground around the dumpster.

d. Failure to use a trash can with a secure lid may result in fines and or loss of privileges of common areas at Bermuda Greens as permitted by FL Statue 718.

(c) ARC Committee - No report

(d) Social Committee - Fred Demma said the committee is planning ten events with one super event.

(e) Landscape Committee - Steve Smith reported on getting three competitive bids for the landscape contract. CAM Manager Parks has sent a blank contract with names and dollar amounts removed to three landscape companies which offer the same spectrum of services as

Bermuda Greens is currently receiving from our current contractor. Those contracts are due in thirty days.

IX. Old Business:

- (a) G-9 Comcast – Fred Demma said both Jan McCloskey and Shannon Farrell were contacted recently by email to reestablish communication regarding fiber install. Fred said the last request from Comcast was to have the owners contact Shannon when they return to Naples. Once the owners return to Bermuda Greens a meeting will held to solve the problem.
- (b) Inspection of Buildings – Steve Smith made a motion, seconded by Fred Demma to hire a home inspector to look at our buildings for cracks in the stucco. The motion carried unanimously. (4-0)
- (c) GIB Sidewalk Update – Bob Giese reported the committee is waiting on the engineering proposal. The current plan is to run the sidewalk from US 41 to the four-way stop near the clubhouse. After each association in Imperial individually vote on the sidewalk proposal, a weighted vote at the GIB meeting in November is planned. More information and details to come before voting begins.

X. New Business:

- (a) Replacement of pool lounges, chairs, and umbrellas – Fred Demma reminded the owners that pool lounges, chairs, and umbrellas wear out and need to be replaced. He suggested a committee investigate the costs of replacement.
- (b) Create a Welcome Reminder Document – Fred Demma suggested to the Rules Committee to draft a welcome document to be given to new homeowners and tenants. This document should cover where to find things and important rules.

XI. Adjournment: Steve Smith made a motion, seconded by Bob Giese to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 3:57PM.

XII. Owners' Forum: (1) To eliminate the poor audio quality of all call ins to the Bermuda Greens Board of Directors meetings, Fred will designate a Board member on site to proceed with the agenda. Fred will provide his comments directly via cell phone to that designee and if necessary, via email as appropriate. (2) S9 owners said they needed some trimming work along their walkway. Steve Smith will investigate it and meet with them. (3) Marge in N1 said her gutters were clogged and sprinkler was not working. She also had mold on her railings, hornets' nests near her front door, and the bougainvillea needs trimming. It will be reported to Pat. (4) Val in K7 reported seeing a dog inside the pool area defecating. Dogs are

not allowed in pool area. CAM Manager Parks will look at the cameras.
(5) Bob Giese reminded everyone to use the website to report issues to the
CAM Manager.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association