

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS  
MEETING MINUTES  
AUGUST 24, 2021, AT 3:00 P.M.**

Approved Minutes

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

Present: Fred Demma was present by phone. Steve Smith, Bob Giese, and Mark Chambers were present at the clubhouse. Guy Miata was absent.

Also attending or listening by phone were approximately seven homeowners and CAM Manager Harry Parks. Taylor Jones from KEB Management Services and Dan Howard 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, August 20, 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 July 27, 2021, minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Fred said he was turning over the meeting to Bob Giese, because Bob was on site but would be available for comments.
- VI. **Treasurer's Report:** Bob Giese gave community operations report through July 2021. Bermuda Greens expenses vs budget are in close agreement, expenses are under budget since some invoices have yet to be posted. We are addressing safety concerns with damaged concrete creating trip hazards and continue to 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 - Q8 Kaiser to Jones 9/12/21 - 9/11/22
- (c) Seasonal Leases - No Report

**VIII. Committee Reports:**

- (a) Long-Term Planning (Paint Contract Update) - Sue Giese said we have three bids for the painting project. The committee recommends Total Painting because of their responsiveness to their questions, being most professional, references, and price. Bob Giese made a motion, seconded by Steve Smith to approve Total Painting Contract, subject to legal counsel review of the terms of the contract and review of revised cost based on additional items, being requested to be painted. The motion carried unanimously. (4-0) Sue indicated painting should begin in 1<sup>st</sup> quarter of 2022, if the project gets the final board approval.
- (b) Rules and Regulations - The approved change to trash/waste receptacles will be updated in the rules/regulations and website now that last month's minutes have been approved. An email blast will also be sent out as well. This should help reduce the litter in the landscape.
- (c) ARC Committee - No report
- (d) Social Committee - The committee plans to meet on October 12<sup>th</sup>. They are planning ten events for the season and plus one super event. More details are forthcoming.
- (e) Landscape Committee - Steve Smith reported Palm Trees are scheduled to be pruned the last week of September. The company pruning hardwood trees are scheduled to have these completed before the end of summer. Juarez Landscaping has an approved plant and sod replacement list which should be completed within the next month.

**IX. Old Business:**

- (a) GIB Pathway Update - The results from the questions in the Bermuda Greens Survey showed an approval rating for the pathway with 70 percent of Bermuda Greens residents in favor of the project out of 155 respondents. Bob Giese will be attending Thursday's meeting of the GIB Board. Questions that still need addressing: How do we keep unauthorized visitors from using the pathway? Why have the pathway beyond the gatehouse? Are there any plans to provide access control to

Imperial, of this sidewalk, at the gatehouse, since there is none planned now? Bob Giese will ask these questions at Thursday's meeting.

- (b) Cameras Update on Dog Pooping Inside Pool Deck – CAM Manager Parks reported KEB reviewed the footage and found no dog at the swimming pool.
- (c) Building Inspections – Bob Giese reported we are still looking for a licensed inspector to look at our buildings for possible maintenance issues. The home inspector the committee interviewed declined the work.
- (d) G9 Comcast Install Update – Project was completed by owner at owner's expense.
- (e) Pool Pavers – Contract has been signed and targeted completion date is planned to be by the end of October. Board will inquire the possibility of using Imperial Gardens Pool while deck is under construction.

**X. New Business:** No report

**XI. Adjournment:** Mark Chambers made a motion, seconded by Bob Giese to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 3:38PM.

**XII. Owners' Forum:** No questions

Respectfully submitted,

Harry Parks, CAM  
Acting Secretary for the Association

Note: These minutes are for information only. The Board of Directors will approve the minutes at the next scheduled board meeting.