

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS  
MEETING MINUTES  
SEPTEMBER 22, 2021, AT 3:00 P.M.**

Approved Minutes

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

Present: Steve Smith and Bob Giese were present at the clubhouse. Fred Demma, Mark Chambers, and Guy Miata were present by phone. Also attending or listening by phone were approximately seventeen homeowners. 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, September 17, 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:** Bob Giese made a motion, seconded by Guy Miata to approve August 24, 2021, minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** Fred Demma informed the community on the temporary closing of the pool while new pool pavers are being installed. Imperial Gardens has opened their pool to residents during this construction process.
- VI. **Treasurer's Report:** Bob Giese gave a community operation report through August 2021. Bermuda Greens expenses are under budget. Under budget expenses are in administration, landscaping, grounds and utilities. These expenses will net out after finishing seasonal work taking place now. Currently all our buildings are being inspected for exterior integrity and concealed damage. Repairs identified by this inspection will be addressed before the paint project. The monthly P& L and Balance Sheet are posted on the website along with the 2021 Audit.

**VII. Manager's Report:**

- (a) Closed Sales - S2 Serio to Connors, C4 Rabena to Asmar, M7 Brimstin to Fox, L5 Dean to Van Deusen
- (b) Annual Leases - None
- (c) Seasonal Leases - None

**VIII. Committee Reports:**

- (a) Long-Term Planning
  - 1) Pool Deck Install - Sue Giese said the pool pavers will arrive soon. The process should take two weeks to complete.
  - 2) Painting Update - Sue Giese reported the attorney is reviewing the painting contract. The painting project will start in January and owners can also have their interior lanais painted for a small fee. More information will become available in the coming months.
- (b) Rules and Regulations - The rules and regulations updates will be put on the website. Owners are asked to follow the new trash guidelines.
- (c) ARC Committee - No report
- (d) Social Committee - Fred Demma reported the social committee is planning a virtual meeting the week of October 11 and an on site meeting the week of November 8.
- (e) Landscape Committee - Steve Smith reported sod install and new planting are in large part completed. Palm trees are being pruned now and should be completed within the next week. Hardwood Trees will be done later this year.

**IX. Old Business:**

- (a) GIB Pathway Update - Owners will be sent a ballot from the GIB Board to vote on the Pathway. Owners will be able to vote by proxy or at the next on-site Bermuda Greens Special Owners Meeting scheduled for October 26, 2021, at 3pm.
- (b) Bermuda Greens Board Vote on Pathway - Steve Smith made a motion, seconded by Fred Demma to have the Board members vote their position on the GIB Pathway, so we can submit this position to the Bermuda Greens Membership with the ballot mailing. The Board approved voting against the GIB Pathway, and the ballot will be submitted to the membership with this language. (4-1) Bob Giese abstained from the vote.
- (c) Building Inspection Update -Dominick from United Plastering has been hired to inspect the outside of every building including the clubhouse for any future repairs.

**X. New Business:**

(a) Electronic Voting – Bob Giese made a motion, seconded by Guy Miata to move ahead with electronic voting. The motion carried unanimously. (5-0)

**XI. Adjournment:** Bob Giese made a motion, seconded by Guy Miata to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:45PM.

**XII. Owners' Forum:** Owners requested the Bocce area be cleaned up for play and the new rules and regulations be put on the website. Both items will be addressed. A5 has a tree issue and Steve Smith will take care of this.

Respectfully submitted,

Harry Parks, CAM  
Acting Secretary for the Association