

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
ANNUAL MEETING
March 22, 2021 AT 4:00 P.M.**

Approved Minutes

Location: Virtual Meeting hosted by KEB Management Services at 11100 Bonita Beach Rd. #101, Bonita Springs, FL 34135

Board members present at KEB office: Fred Demma, Mark Chambers, Bob Giese, and Guy Miata. Board member present virtually was Steve Smith. Also present virtually were four owners, CAM Manager Harry Parks, Owner Ken Bloom and Taylor Jones from KEB Management Services were also present in KEB office.

- I. **Call to Order:** Fred Demma called the meeting to order at 4:01 P.M.
- II. **Proof of Notice:** The Second Notice was posted on Wednesday, February 24, 2021 in the clubhouse and at each of the four mailbox kiosks. The notice and supporting documents were mailed, via US Mail, to all unit owners, at the owners' home address on file at KEB, as required by FL Statue 718.
- III. **Establish a Quorum:** A quorum of the members were present by phone or proxy. Ninety-six proxies were received by KEB.
- IV. **Meeting Minutes:** Approval of annual meeting minutes from 2019 tabled until owner vote can be established. (Note: There was no Annual Meeting in 2020 due to Covid 19)
- V. **Old Business:**
 - a. Responsibility for Maintenance of all lanais including all extended Lanai Roofs - Owners were reminded the maintenance and upkeep of lanais are the responsibility of the owner. This includes cleaning, repair, and replacement of all extended lanais and those related lanai costs, which are the responsibility of the owner. This policy is clearly documented in the original documents.
- V1. **New Business:**

- a. New Directors – Two directors submitted their names for two open positions on the Board. No other submissions for board positions were received. Mark Chambers and Robert Giese will therefore fill the next open two-year terms. (2021-2023)
- b. Fred Demma made a motion to the membership, Mr. Chambers seconded, to allow Reserve Funds to be used for the payment of the insurance premium at the beginning of the 2021 fiscal year, with the funds to be replaced prior to December 31, 2021. The motion carried with no objections
- c. Building Painting Project – The Long-Term Planning Committee will review numerous proposals before making recommendations to the Board. The Painting Project will begin in 2022.
- d. Road Project – The same protocols will be followed as the painting project. The Road Project will begin in 2023.

VII. Homeowner Questions and Comments:

- a. Is Bermuda Greens following FL Statutes regarding getting multiple bids for large contracts? The Board will review that Florida Statute to ensure compliance.
- b. Can lawn maintenance personal use battery operated blowers rather than gasoline blowers to reduce noise levels? The Board felt battery operated blowers were much less powerful than the gasoline powered blowers. Therefore, it would take more time and cost Bermuda Greens more money, should battery operated blowers be used. Also, battery operated blowers would require landscaper to buy all new equipment. (Another added expense) Topic had already been addressed with landscape company.
- c. What is the status of the roof loan? Should it be rewritten? The Board felt that any rate increase, if any, at this time would not justify the cost of rewriting a new loan.
- d. Can we rewrite the rule allowing pickup trucks? The Board will refer the question to the rules committee for their recommendation. This rule change would require a vote of the association.

V111. Adjournment: Guy Miata made a motion, seconded by Robert Giese to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 4:23 P.M.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association