

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING MINUTES
APRIL 27, 2021 AT 3:00 P.M.
CLUBHOUSE
13136 CASTLE HARBOUR DRIVE
NAPLES, FL 34110**

Approved Minutes

PRESENT: Fred Demma, Bob Giese, Mark Chambers, and Steve Smith by phone. Guy Miata was absent.

Also present was CAM Manager Harry Parks from KEB Management Services. There were approximately 21 homeowners at the meeting.

- I. **Call to Order:** Fred Demma called the meeting to order at 3:00 p.m.
- II. **Proof of Notice:** The notice was posted on Friday, April 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 Bob Giese to approve 11/18/20, 3/19/21, 3/22/21, & 3/25/21 meeting minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Fred Demma shared his thoughts to the community. His goal as President of Bermuda Greens is to enhance owner's quality of life as well as keep their investment protected. With the installation of cameras around the pool and clubhouse, we hope to deter disruptive behavior and mischief from happening.
- VI. **Treasurer's Report:** Bob Giese reported quarterly expenses and income are in line with the approved 2021 Annual Budget. The monthly P&L and Balance Sheet are posted on the Bermuda Greens Website. There have been completed building repairs and to this date our buildings are in good repair. Currently, specifications are under preparation for the building painting that is planned for 2022. Long Term Planning will give an update on the paver work that is needed on the pool deck and walkways. The Reserve Study recommends spending in 2021 \$50K for building inspection

of roofs, structural and repairs. Also beginning in 2021 there is a recommendation to allocate \$258,600 thousand dollars for concrete curbs and concrete streets, this spending continues annually until 2026. Road work will begin in 2022 until the completion of the building painting. The roof loan has a reset rate in May based on the Libor Index Rate on May 10, 2021. Based on current information the bank officer does not foresee any dramatic change in the payment plan. This loan will be paid in full at the end of 2023.

VII. Manager's Report: CAM Manager Parks reported nine closed sales since 1/11/2021. They are follows: J7 - Jacobs to Smith (1/11/21), U5 - Fannon to Galterio (2/15/21), C9 - Stanillious to Berry (3/1/21), T1 - Joslin to Vicarelli (2/19/21), I8 - Glorch to Ready (2/16/21), E2 - Lekas to Sullivan (1/12/21), U8 - Keating to Maziarz (2/23/21), G1 - Morani to Fisher (2/5/21/21), Q7 - Minadeo to Hill (3/5/21).

He also reported seven annual rentals and two seasonal rentals since 10/28/21. They are as follows: U10 - Norman to Oldenburg (1/4/21 - 1/3/22), L2 - Minella to Chappell (3/1/21 - 2/28/22), L5 - Dean to Densen (10/1/20 - 9/30/21), F4 - Ferrari/Vago to Anderson (4/10/21 - 4/9/22), L10 - Mendelsohn to Kelly (3/1/21 - 2/28/22), E1 - Smith to Kelley (10/1/21 - 9/30/22), B8 - Minella to Heyne (6/1/21 - 5/31/22), K5 - Schaeffer to McNaughton/Keenleyside (10/15/20 - 4/30/21), N5 - Toner/Kapusnik to Mitchell (10/28/20 - 5/1/22)

CAM Manager Parks announced his new office hours will be 8am - 12pm. (Monday - Friday) He is also working on an up-to-date vendor list. There are still homeowners that do not have their Comcast Fiber connected to their unit. A list is being prepared and will be sent to owners to complete.

VIII. Committee Reports:

- a. **Long Term Planning** - Sue Giese reported they are working on obtaining building painting proposals and proposals for repair of unstable pool pavers for the Board to review. Buildings need to be painted in 2021. Difficulties encountered are getting Contractors to respond and for those that do respond, their written proposals have not been received.
- b. **Rules & Regulations** - Carol Nucci reported the committee was given the task to update the rules and regulations. Some of the areas of concern are pickup trucks and pets (emotional support and service dogs). The committee asks owners if they see something, say something to KEB or a Board member. See attached written recommendations from the Rules and Regs Committee for board review. Many recommendations include definitions of terms and clarification of existing rules.

- c. **ARC** – Ron reported the committee has been very busy. They have approved eight ARC requests.
- d. **Social** – Marilyn Demma reported the committee has been working hard on social events for the Fall/Winter Season. A list of events will be provided once approved.
- e. **Landscape** – Steve Smith reported the Island Preserve is scheduled to be cut back and weeded before the end of April. Palm Trees scheduled to be pruned the end of September before the power washing of sidewalks, driveways, and carports as well as all carport and guest parking spaces. Mulch is planned to be placed in December. Hardwood Trees will be reviewed by the Arborist. Any pruning needed will be done during the summer months.

IX. Old Business:

- a. Camera Reminder & Sanctions – The Board reminds homeowners and guests to follow the clubhouse rules. Cameras are there as a deterrent to pool violations and as an enforcement of the Rules and Regulations.
- b. Stucco and Lanai Drainage Inspections – Steve Smith asked if a complete inspection of all buildings for any needed stucco repair of cracks or delamination was done or is planned as suggested in the recent reserve study. Bob Giese said the Board could consider such an inspection and asked KEB to assist in finding a company to perform such an evaluation.
- c. External Lanai Cleaning (Contractor prices clarified) – Trafford Power Washing provided a list of prices to clean external lanais which were forwarded to owners.
- d. Water Intrusion Notifications (Ongoing roofs & windows) – Fred Demma spoke on Colonial Roofing three - year extension warranty. He also reminded homeowners windows are the responsibility of the homeowner. Should a leak be discovered, homeowners should contact KEB by phone and email so the problem can be addressed asap.

X. New Business:

- a. Long Term Planning Phase 2 – Sue Giese will be addressing recommendations to the Board for road replacements to begin in 2023.
- b. Collier County Hurricane Assistance – Bermuda Greens filled out the application.

- c. Bermuda Greens Button Up Reminders – Homeowners should secure their units before leaving for the season, which includes any annuals they may have planted and taking in all pots and statuary.

X1. Adjournment: Bob Giese made a motion, seconded by Mark Chambers to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 4:03PM.

X11. Owners' Forum: Homeowners had concerns on the following: (1) Driveways – The Board will be addressing this issue in the future. All options will be on the table. (2) Grass in the rear of Buildings – The Board will consider this topic during the 2022 Budget Meeting. (3) Stove in Clubhouse – Homeowner asked Board to consider replacing stove/oven with cabinetry. The oven was disconnected as it no longer meets Collier Count Fire Code and the cost of bringing it up to code was prohibitive. The Board is looking into new cabinets for that empty space. (4) Broken tile on kiosk – Pat is aware of the broken tile and will address. (5) N1 sprinkler issue and outside railing – Juarez Landscaping will check sprinklers. Pat will address railing. (6) G9 Comcast wires – The Comcast Committee will review. (7) Guests at Pool – The Board will come up with a plan to address guests. (8) Financial Audit – Bob Giese said there will be no audit this year but last year there was one done. (9) Paint on Buildings – Sue Giese said we should get eight years out of painted buildings. (10) Steps to reporting – Fred Demma said to use the website or speak to a Board member.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association