

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
ANNUAL MEETING
March 21, 2022, AT 4:00 P.M.**

Approved Minutes

Location: Imperial Golf Course Club House, 1808 Imperial Golf Course Blvd,
Naples, FL 34110

Board members present: Fred Demma, Steve Smith, Mark Chambers, Bob Giese, and Guy Miata. CAM Manager Harry Parks from KEB Management Services was also present for this annual meeting.

- I. **Call to Order:** Fred Demma called the meeting to order at 4:00 P.M.

- II. **Proof of Notice:** The Second Notice was posted on Wednesday, February 23, 2022, in the Bermuda Greens 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:** One-third of 230 owners were needed to establish a quorum of the membership. One third is 76.667; therefore, seventy-seven owners were needed to hold this annual meeting. KEB received 128 proxies; therefore a quorum of the membership was met.

- IV. **Meeting Minutes:** Bob Giese made a motion, seconded by Guy Miata to approve 2019, 2020, and 2021 minutes as submitted to the membership. The motion carried unanimously. (5-0)

- V. **Old Business: Painting and Building Restoration Completion Status**
 - a. Bill Clausen reported painters left last week. Painters will return to finish the lanais that owners signed up for. This extra service cost \$145 for ceiling and walls. Overall, this painting project was done relatively free of issues, ahead of schedule, and will be finished in the next 30 days. Bill Clausen will investigate removing the Porta Potty near Building A.
 - b. Bill Clausen commented on the damaged stucco caused by water intrusion. These columns and beams have since been repaired. Painters will finish the other repairs in the coming weeks. Hiring a

painting contractor took over a year. Bids were slow to come by because of Covid 19. Also, the association received a 4% discount by doing it during season.

c. Bob Giese thanked Fred Demma for his many years of service to the association. During Fred's tenure he improved communication between the board and residents by implementing a website and a new clubhouse sound system that allows everyone to participate in board meetings remotely. He was instrumental in recruiting resident experts in electronic communications beginning with the Comcast Contract. He improved board transparency, a goal he strived for. He focused on safety and beauty by replacing unsafe pool walkway pavers. He saw the integrity of the buildings become a major concern and as a result, the inspection and renovation project were undertaken and is near completion. Bermuda Greens is a gem in Southwest Florida do to planning and phased improvements with strong financials directly attributed to strong leadership. This community thanks Fred and wishes him well.

VII. New Business

- a. Announcement of New Directors – CAM Manager Harry Parks announced the results of the election. The three candidates with the highest vote totals were Jim Menton, Lorrie Beaumont, and Guy Miata. They will each serve a two-year term. (2022 - 2024)
- b. Vote to Allow Reserve Funds to be used for the payment of the insurance premium at the beginning of the 2022 fiscal year, with the funds to be replaced prior to December 31, 2022 – The owners voted 124 - 0 in favor of allowing these funds to be used.
- c. E-Communication opt in Status – Sue Giese informed owners, should they elect to, electronic communications will be used in the future. Owners will be able to sign up anytime or remove themselves from the website.

VIII. Homeowner Questions and Comments:

- a. Steve Smith was commended for overseeing the landscaping. The landscaping in Bermuda Greens continues to look great.
- b. Frank Bruno would like the Board to investigate into allowing pickup trucks at Bermuda Greens. Fred Demma responded by saying the rules committee needs to be involved in spearheading this item.
- c. Carol Nucci responded to the same issue by saying the size of the trucks are an issue as well as where would you park such a large vehicle.

- d. Another owner said she wishes owners would not park in the same guest spot or take up guest spots when they have a driveway.

IX. Adjournment: Robert Giese made a motion, seconded by Guy Miata to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 4:20 P.M.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association

Note: These minutes are for information only. These minutes will be approved by the membership at the next scheduled annual meeting.