

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING
APRIL 28, 2022, AT 2:00 P.M.**

Approved Minutes

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

Call to Order: Guy Miata, Jim Menton, Mark Chambers, Robert Giese, and Lorrie Beaumont were present at the clubhouse. CAM Manager Harry Parks was also present. Approximately 23 homeowners were in attendance or by tele-conferencing. Pauleen Arrera from KEB Management Services operated the call-in equipment along with Dan Howard.

- I. **Call to Order:** Guy Miata called the meeting to order at 2:02 P.M.
- II. **Proof of Notice:** The notice was posted on Monday, April 25, 2022, in the clubhouse, website and at each of the four mailbox kiosks. Email was also sent.
- III. **Establish a Quorum:** With all board members present, the meeting proceeded with a quorum present.
- IV. **Meeting Minutes:** Lorrie Beaumont made a motion, seconded by Robert Giese to approve March 21, 2022, and April 28, 2022, minutes. The motion carried unanimously. (5-0)
- V. **President's Comments:** Guy Miata reminded homeowners to be aware of maintenance issues. Your hot water heater should be replaced especially when it over ten years old. Even hoses need to be checked for cracks. The Rules and Regulations require washing machine hoses be stainless steel wrapped. If there is a flood caused by a water heater more than 10 years old, or a washing machine hose not of the type specified, the owner of the unit causing the flooding will be responsible for all repair and clean-up costs. I say this simply to avoid any confusion down the line. We've had a lot of repair/restoration work going on this year. By doing this work now, it is anticipated that we will avoid even higher costs in the future.

V1. **Treasurer's Report:** Bob Giese submitted the following report. Bermuda Greens expenses are on track with the annual budget. Quarterly payments are lagging as a result of changes made by the management company to improve the process. The existing auto payment system has been replaced with RevcoPay, instructions on conversion to this system are on the website and by contacting the KEB office. Building renovations are on schedule to be completed by the second week of May with the paint punch list to follow.

V11. **Manager's Report:**

- a. Sales - D7, (Hughes to Turk), 3/1/22, U4, (Larson to Rabena) , 2/24/22, K3, (Ruhnau to Collett), 3/5/22
- b. Annual Leases - L12, (Sachs to Howard) 7/15/22 - 7/14/23, B8, (Minella to Heyne) 6/1/22 - 5/31/23
- c. Seasonal Leases - I7, (Klein to Katon) 1/12/23 - 4/13/23
- d. Bugs or Us has been bought out by a new company called Purcor Pest Solutions. The telephone number remains the same.

VI. **Reports:**

- a. Long Term Planning Committee - Bob Giese said the next big project will be the roads. The committee is looking for volunteers.
- b. Rules and Regulations Committee - We are still seeing white trash bags in the community. Please use a trash can or use the dumpster with dark bags.
- c. ARC Committee - Lots of improvements going on. Make sure you submit the contractor's license/insurance/worker comp with every application.
- d. Social Committee - Tabled
- e. Landscape Committee - Steve Smith said requests for landscape plantings were put on hold in January until all construction work was completed to avoid any damage to new vulnerable plants. Currently, it is too hot and dry for any new plantings. Irrigation can maintain established plantings but not the additional water requirements of new plantings. Therefore, new plantings will not resume until rainy season is well underway and the sun less intense probably in August sometime.

V. **Old Business:**

- (a) Update on Restoration and Painting Project including Screen Repair and Electrical Boxes - We are winding down our construction projects which we hope to have completed in May. Total costs to date are

\$485,423.00 for the building restoration only, not the painting project. Costs could run over \$500,000.00 before everything gets completed. A big thank you goes out to Bill Clauser and Sue Giese for their hard work overseeing the painting project.

VI. New Business:

- (a) Autopay Problems – Owners can sign up with RevcoPay for automatic withdrawals. The previous payment system has been replaced. Our recommendation is to utilize your bank’s payment method and avoid any third-party surcharge.
- (b) Lease Renewals – Seasonal lease can be renewed months in advance. Annual leases are only valid for one year and will not be renewed several months in advance of the current lease’s expiration.
- (c) GIB Issues – Guy Miata reported the GIB Board is reviewing security staffing at the front gate and making the main boulevard safer. Recently, the GIB installed reflectors on the road curves.

VI1. Adjournment: Bob Giese made a motion, seconded by Jim Menton to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 2:34P.M.

1X. Owner’s Forum:

- (a) Mary Moore wants some sort of barricade on the main boulevard to keep people safe. Guy Miata responded by saying a recommendation was made to the GIB Board to install white reflectors on the outside of the road’s curve by the pond where we’ve had accidents. While no one wants to see any accidents at all, the number of accidents that have occurred there over the last 6 years do not warrant an unsightly barricade to be installed. It was reiterated that the speed limit in Bermuda greens is 15 MPH.
- (b) Other topics covered: hot water heaters, someone hit the Imperial Golf Estates sign at the entrance, and speeding on our roads.
- (c) Mary Moore reported a crack in the ceiling in T10. CAM Manager Parks told her to send an email and he would investigate it.

Respectfully submitted,

Harry Parks, CAM
Acting Secretary for the Association

Note: These minutes are for information only. These minutes will be approved at the next scheduled Board of Directors meeting.