

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING
November 16, 2022, AT 10:00 A.M.
Budget Meeting**

Approved Minutes

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

Call to Order: Guy Miata, Mark Chambers, Robert Giese, and Lorrie Beaumont were present at the clubhouse. CAM Manager Ken Bloom (phone) and Claire Marie England were also present. Approximately 17 homeowners were in attendance or by tele-conferencing. Taylor Jones from KEB Management Services operated the call-in equipment.

- I. **Call to Order:** Guy Miata called the meeting to order at 10:00 P.M.
- II. **Proof of Notice:** The notice was posted on Monday, November 14, 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:** Guy Miata made a motion, seconded by Jim Menton to approve October 10, 2022, minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Guy Miata said that it took almost 8 months from the insurable event (Hurricane Irma) till the time assessment letters went out to the owners. Once the owners receive the notice of a special assessment (SA) due to an insurable event, then, at that time they should submit a copy of that SA letter and whatever claim form their company requires. They should not send anything to their insurance companies until such time as they receive a notice of Special Assessment letter.
- V1. **Treasurer's Report:** Bob Giese motion to approve the 2023 Budget as presented, 2023 quarterly payment \$1,831.00. The motion carried unanimously. (4-0)

V11. Manager's Report:

- a. Update Colonial Roofing progress and when to expect them back, still needs to come back and repair 3 garage roofs. G-7 Colonial came back and repaired
- b. Updated Pat's progress since hurricane.
- c. No new leases or sales.

VIII. Questions about Budget:

- a. Jim Menton stated a community 1 mile away condominium community built in 1990 will now be paying \$1,735.00 comparing to what Bermuda Greens will be paying.
- b. The homeowner was unhappy with KEB Management and said the quarterly statement went out late last quarter. Need to improve billing.
- c. Homeowner said to save money turn garage lights off in middle of night and do not have sprinklers so many days.

IX. New Business:

- a. Homeowners concern of the owner of R8 renting his unit multiple times over the last year during the two-year moratorium. Board talked about legal advice and wording to draft a legal letter to the owner.

- X. Adjournment:** Guy Miata made a motion seconded by Lorrie Beaumont to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 11:20 A.M.

Respectfully submitted,

Ken Bloom, 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.