

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING
April 14, 2023, AT 3:00 P.M.**

Unapproved Minutes

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

Call to Order: Guy Miata, Robert Giese, Jim Menton, Gary Dunn, Lorrie Beaumont, were present at the clubhouse. Claire Marie England from KEB Management was also present. Approximately 20 homeowners were in attendance. Zoom call in.

- I. **Call to Order:** Guy Miata called the meeting to order at 3:02 P.M.
- II. **Proof of Notice:** The notice was posted on Wednesday, April 11, 2023, in the clubhouse 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:** Did not approve minutes
- V. **President's Comments:** : Guy Miata talked about the front gate nothing has been posted since 2/25/23. Waiting for permits. Found out permits approved 4/14/23. Discuss the baffles on the roofs. In 2014 we were without the baffles and water came into buildings. Now in 2023 it is part of the building code. This is a capital improvement that will come out of the reserves.
- VI. **Treasurer's Report:** Bob Giese reported the finances are in great shape. Total March expenses are within agreement with the budget. The Ian cleans up and associated roof repairs are completed. A special assessment of \$730.00 has been sent to all owners with cost details. The roof loan interest rate was reset in May based on the Libor index rate as specified in the initial contract. This resulted in a slightly lowered interest rate. The payment remains the same as the loan being paid in full at the end of 2023.

V. **Manager's Report:** No sales or leases to report. Claire Marie England KEB reminded homeowners if you have issues use the Bermuda Greens website to report.

VI. **Reports:**

- a. ARC – Jim Menton reported 6 applications approved. Jim Menton said we need to revise the ARC application to give contractors rules about contractors doing work in Bermuda Greens so they understand what they can and cannot do. We should have the contractors sign off on the rules that they have read them.
- b. Landscape – Scott Fisher stated any landscape issues you might have, fill out a request on Bermuda Greens website and it will get taken care of.

V. **Old Business:**

- (a) Electrical Panel Survey status, there were 3 small issues that will be addressed by Paul Gaydos.

V1. **New Business:**

- (a) Lease approval for return renters, Robert Giese said to approve 30 days ahead.
- (b) Guy Miata stated dog rules apply for all renters no pets, visitors no pets. Bermuda Greens will be enforcing this rule.
- (c) Guy Miata stated truck rule is if truck cannot fit all the way in the garage, you cannot have in Bermuda Greens, this goes for overnight guests also.
- (d) Roof repairs - are completed from Hurricane Ian. Robert Giese made a motion, seconded by Lorrie Beaumont, to install baffles on each roof top to prevent wind driven rain leaking inside the buildings. The motion carried unanimously. (5-0)
- (e) Pool umbrella request for a free standing large umbrella that can be moved around for more shade, is denied because of the wind could blow and hit someone or damage the umbrella.
- (f) Guy brought up LintOut for homeowners to get their dryer vents cleaned. Notice will go out in an eblast to see how many people are interested so we can get the best price.
- (g) Robert Giese made a motion seconded by Jim Menton to have the rules committee come up with a plan for violators of the rules and what are the next steps to take and have by next meeting. The motion carried unanimously. (5-0)

(h) Road Project report, Fred Demma reported that the road committee had six meetings discussing hiring an engineering firm. Fred Demma asked for the blueprints of the roads. Looking to hire Chris Heggins engineer.

Jim Menton made a motion seconded by Lorrie Beaumont to hire Chris Heggins from the engineering company not to exceed \$10,000. Motion carried unanimously. (5-0)

VII. Owner's Forum:

- (a.) A-1 owner Maria stated bag of concrete side of her building. Claire Marie England KEB Management said she'd have Pat remove.
- (b.) Homeowner Maria asked for signs for pool tables no eating.
- (c.) Homeowner asked if KEB Management could send out HOA 1/4lys out earlier.

VIII. Adjournment: Lorrie Beaumont made a motion, seconded by Jim Menton to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:35 P.M.

Respectfully submitted,

Claire Marie England KEB Management
Acting Secretary for the Association