

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS MEETING  
January 17, 2023, AT 3:00 P.M.**

Approved Minutes

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

Call to Order: Guy Miata, Robert Giese, Lorrie Beaumont, Jim Menton were present at the clubhouse. CAM Manager Ken Bloom and Claire Marie England were also present. Approximately 15 homeowners were in attendance or by teleconferencing. Taylor Jones from KEB Management Services operated the call-in equipment.

- I. **Call to Order:** Guy Miata called the meeting to order at 3:00 P.M.
- II. **Proof of Notice:** The notice was posted on Monday, January 13, 2023, 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:** Bob Giese made a motion, seconded by Lorrie Beaumont to approve November 16, 2022, minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Guy Miata said pool has needed some work, had Circuit burn out and had to replace in the pool room also the pool heater needed Geo Thermal to come out and repair. All pool issues have been corrected. Had issues with the spa jets not working ER Pool put new spa jet in and is all fixed.  
L-6 talked about the electrical panel on the building that burned out, left homeowner without electricity. So far finding it might take six months to Get a new meter. Guy asked KEB Management to investigate a generator. The meter box part is 6 months out. Claire Marie at KEB Management is working to find meter box all throughout the country.  
Gu Miata brought up there might a special assessment for hurricane Ian.

- V1. Treasurer's Report:** Bob Giese Total 2022 expenses are acceptable. Limits. Grounds expenses are over budget due to Ian clean up. The Ian clean up and associated repair cost are accumulated and when clean up and repairs are complete there will be an owner assessment. Income is in line with the forecast and has an excess due to rental applications. The P & L and Balance sheet are posted on the Bermuda Green Website. There are ongoing building repairs to an electrical panel in L building, There is an issue in finding a "plug in" replacement due to the age of the panel. Claire Marie with KEB Management is working with FPL to Restore temporary power to the effected unit while working for a permanent solution.
- Long Range Planning committee needs to begin to prepare for the road project that should go underway in early 2024. KEB Management has a concrete contractor that will walk our roadways to assess areas of concern needing immediate repair and present a cost estimate in January.
- 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 payments remain the same with the loan being paid in full at the end of 2023.

- V11. Manager's Report:**
- a. Update Colonial Roofing having issue with Colonial Roofing and getting them to come back and do all the repairs, getting run around.
  - b. No new leases or sales.

**VIII. New Business:**

- a. Bob Giese, talking about a Transfer fee, explained it is one quarterly payment and goes into the reserve account.  
Bob motion to institute transfer fee that goes into Capital Contribution, has to be Amendment and have 51% of homeowners vote to pass. Bob withdrew the motion and will talk to Ashley the Attorney.

**IX. Committee Report:**

- a. Scott Fisher Landscaping said if you have issues with landscaping use the electronic website for Bermuda Greens, will go to Claire Marie with KEB and she will forward to the landscape committee. Four Coconut trees will be trimmed by the end of next week. Foxtail will be trimmed also.
- b. The Social Committee wants to enforce the rules about renting the clubhouse and putting a deposit down. The Social Committee is asking

for \$200 for Christmas lights and timers. The Social Committee is asking that we check the timer at lamp post.

- X. **Homeowners Questions:** Homeowners wanting answers about the front Gate.
- XI. **Adjournment:** Lorrie Beaumont made a motion seconded by Bob Giese to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 4:10 P.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.