

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING
October 2, 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 (Zoomed), Robert Giese, Lorrie Beaumont (Zoomed), Gary Dunn (Zoomed) were present at the clubhouse. Claire Marie England from May Management were also present. Approximately 12 homeowners were in attendance or by Zoom.

- 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 Friday, September 28, 2023, in the clubhouse, website and at each of the four mailbox kiosks. Email was also sent.
- III. **Establish a Quorum:** With the board members present, the meeting proceeded with a quorum present.
- IV. **Meeting Minutes:** Lorrie Beaumont made a motion, seconded by Bob Giese to approve July 5, 2023, minutes,. The motion carried unanimously. (4-0) with correction to be made that the reserve funds to be used for Road Project is \$170,000 not \$225,000.
- V. **Old Business:** Guy Miata discussing the Street Project. Guy asked Fred to talk about the information, he had on the project. Fred said the Bermuda Green Street Repair Committee is ready to report the results of the evaluation Of the two proposals received and make a recommendation as to how to proceed. Groom Inc. submitted a bid of \$786,000 subject to specific finalization of their proposal. It is not anticipated that their revised proposal will significantly change. Their use of a local concrete subcontractor without experience in a project of the size and scope of Bermuda Greens project and without any prior relationship with Groom was not viewed favorable by the Committee nor its Engineering Consultant Hagan Engineering. He was hired by Bermuda Greens on July 31 at a cost of \$82,000 to provide service including specs, bid package & Evaluation and engineering oversight. Vector LLC, submitted a bid of \$797,000 subject to finalization. Their use of SRM Concrete of Naples and a very competent local work force was viewed favorably.

The lower cost of Groom was not enough for Bermuda Greens to take on the additional performance risk.

Based on the above the committee recommends that Bermuda Greens selects Vetor as its Contractor and requests that Vetor take the necessary steps to finalize their proposal into a contract document subject to approval by the Board of Directors.

Gary Dunn asked the Street Committee what the cost to Bermuda Greens will be for Hagan Engineering to act as Project Manager for the project and if there was an executed contract with them for the service. Fred Demma answered, we have a contract in place with Hagan for a cost of \$84,000 to manage the project. Gary Dunn asked the committee where the \$84,000 cost for Hagan was accounted for in the budget. Bob Giese replied the \$84,000 was to be part of the \$152,000 contingency fee that was part of the original project budget presented by Hagan. Gary Dunn pointed out that Vetor's bid had a higher unit price for concrete almost double than Groom. Gary Dunn asked if liquidated damages were going to be part of the project requirement. Fred Demma stated that this would be determined in the final contract negotiations with Vetor.

Gary Dunn asked if we were going to require a Performance Bond for the project and Fred Demma said yes, we would. Gary noted that the Vetor's bid bond rate Vetor's was 3% while that of Groom was 2% and this amount was not factored into the base contract amount of \$796,855. This 3% bond cost will add \$23,905 to the base bid amount and it needs to be clarified that the awarded contract will now be \$820,760. This means the project contractor price is already almost 8% over the budgeted amount of \$760,000.

Fred Demma Stated that the street project is scheduled to start on December 1, 2023 and will be completed in 45 days, weather permitting.

Lorrie Beaumont motion and 2nd by Bob Giese to move forward with Vector for the Street Project for \$912,000. The motion carried unanimously. (4-0)

V1. Treasurer's Report: No treasure report.

V11. Manager's Report: No report.

IX. Homeowners Questions:

Q: Will the Street Project be covered by the roof loan, so dues do not go up?

A. Bob Giese said the roof loan will be satisfied by 1st qtr. and paid off. Street Project will start being paid and HOA dues will not go up because of the Street Project.

XII. Adjournment: Lorrie Beaumont made a motion seconded by Bob Giese to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 3:45 P.M.

Respectfully submitted,

Claire Marie England, LCAM

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