

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING
June 21, 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 (Zoomed), Gary Dunn (Zoomed) were present at the clubhouse Jim Menton was not present. Ken Bloom and Claire Marie England from KEB 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, June 16, 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 February 28, 2023, minutes, and April 14, 2023. The motion carried unanimously. (4-0)
- V. **President's Comments:** Guy Miata updating the homeowners on the of the front gate, there is a guard in the guard house, having issues with the gate program, they are working on the issues.
- V1. **Treasurer's Report:** Bob Giese said May operating expenses are in line with the annual budget. Baffles have been installed on the roof vents to prevent the wind driven rainwater from entering the buildings "attic" area. The cost of this came from the reserve account.
Pool grates have been replaced and both pool and spa are current with Collier County Health Department.

The reserve account is \$525k. Bob Giese made a motion that \$200k be moved to a 6-month CD second by Guy Miata motion carried unanimously. (4-0)

The balance of the roof loan is \$131,287.01 as of June 8, 2022. This loan will be paid in full by January 1, 2024.

The board will discuss the Road Project options and look for help from owners with financial background to assist in the analysis of financing it.

The special assessment payments have been coming in and we will have a better understanding of delinquents with the June financial statement.

Motion to accept the treasurer's report was accepted by Lorrie Beaumont seconded by, Garry Dunn. Motion carried unanimously. All in favor. (4-0)

V11. Manager's Report:

- a. No new sales, No new leases.

VIII. New Business:

- a. POD discussion should discuss changing rules. More people are moving with POD's and if it can fit in the driveway without hanging out should consider. If you don't have a driveway, use a guest spot. In the rule it should be POD's cannot be there more than three days and must be moved. Would take deposit and if any damage the owner would be responsible.
Dan Ryan volunteered to write the rule on the POD.
- b. Pet weight limit 20lbs originally was 30lbs in discussion keep wait the same 20 lbs. Need to enforce the rules of no pets for visitors.
- c. Talk about eliminating rule #17 which requires all residents to wear bathing suits cover up walking to the pool. Mixed comments from homeowners.
- d. KEB Management is being sold, the new company is from St Augustine, FL. Ken Bloom owner now of KEB said you will still get the same service as now, new company has same ideas of management. Ken Bloom will still oversee the day-to-day operations. Claire Marie England will still be on property at Bermuda Greens. Accounting will be more friendly paying your quarterly will take credit cards.

IX. Old Business:

- a. Hagen Engineering doing a Roadway presentation presented by Chris Hagen.

- b. Displaying American Flag, update rules to comply with US Flag Act, more discussion on how to adhere the flag hold, has been discussed will carry over to next meeting.
 - c. Discuss propane canister, Fire Department advises two 2.7lb canisters of propane are legal and be stored in garage and used for grilling. Must be 10' away from building.
Bob Giese made a motion, seconded by Lorrie Beaumont to Amend the rules and regulations, and confirm Collier County Fire Department allowing owners to have two 2.7lb canister of propane and store in the garage. The motion carried unanimously. (4-0)
- X.** A motion was made and seconded by Bob Giese to approve the minutes from February 28, 2023 and April 14, 2023. The motion carried unanimously. (4-0)

Report:

- a. Rules Committee Report update on enforcement of the rules. No update.

XI. Homeowners Questions:

Q: How is Bermuda Greens going to finance the road project?

A. We could do a special assessment or get a loan. The financing of the project needs more research and discussion.

- XII. Adjournment:** Bob Giese made a motion seconded by Lorrie Beaumont to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 4:15 P.M.

Respectfully submitted,

Ken Bloom, CAM

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