

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING
February 28, 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 Mark Chamber not present. Claire Marie England from KEB Management was also present. Approximately 30 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, February 24, 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:** Lorrie Beaumont made a motion, seconded by Guy Miata to approve January 17, 2023, minutes. The motion carried unanimously. (4-0)
- V. **President's Comments:** Guy Miata President update on front gate. FPL disconnected the power to the guard house approximately 1 p.m. on Wednesday February 22, 2023. Statewide security removed the security officer from the guard gate between 1 and 2 p.m., due to no electric. Statewide will not provide a guard until the power has been restored. The GIB is not being Charged when no guard is present. Date is unknown when power will be restored. Electrical Contractor attempted to re-wire the underground Thursday morning with no success. Electrical

Contractor has requested a locate of the underground electric. We should know by the end of next week if new trenching and conduit will need to be installed. United States Flag Act supersedes HOA rule about flying the American Flag.

V1. Treasurer's Report: Bob Giese said total February expenses are within acceptable limits. Building maintenance expenses are over budget due to repairs to an Electrical panel in L building. The Ian clean up and associated roof repair costs are accumulating and when completed there will be an owner assessment. This Assessment will be in the range of \$144,000 total with individual responsibility of \$626. LRP needs to begin to prepare for the road project that should go underway in early 2024. KEB Management company has a concrete contractor that will walk our roadways to assess areas of concern needing immediate repair and present a cost estimate in March. The roof loan interest rate was reset in May based on the Labor 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 end of the 2023.

Motion to except the treasures report excepted Jim Menton first, Lorrie Beaumont second. Motion carried unanimously. All in favor. (4-0)

V11. Manager's Report:

a. S-05 Closed 2/21/23, No new leases.

VIII. New Business:

a. Willis Faust talked about the upkeep of the Bocce courts, and the outside of courts needs updating. When the courts were built the homeowners paid to build, 65 people play Bocce and court is used 7 days a week. Willis Faust asks the Board for \$3,000 a year for upkeep. Guy Miata asked, who would do repairs, Willis stated the Bocce committee would.

Motion was made to give Bocce court \$3,000 a year for the upkeep of the Bocce Courts, Bob Giese first, Lorrie Beaumont second. Motion carried unanimously. All in favor. (4-0)

Motion was made by Bob Giese requests not to enforce the no parking where signs are during Bocce season. Laurie Beaumont first, Jim Menton Second. Motion carried unanimously. All in favor. (4-0)

IX. Old Business:

a. Roof update, Colonial gave a proposal for \$105 per man travel and admin, with crew 2-5 people outrages.

RRCA gave a quote of repairs for \$88,500 will be on the job till all repairs have been made.

Motion was made by Bob Giese to approve RRCA Roofing proposal to do all repairs and crew stay on job until all work is complete for \$88,500. Lorrie Beaumont first, Jim Menton Second. Motion carried unanimously. All in favor. (4-0)

X. 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.

XI. Homeowners Questions: Homeowner brought up about finances and being careful take precaution when it comes to the Management company. Homeowners

Asking about road improvement. The board is getting quotes, looking for homeowners to join road committee.

XII. Adjournment: Lorrie Beaumont made a motion seconded by Bob Giese to adjourn. The motion carried unanimously. (4-0) The meeting adjourned at 4:05 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.