

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING**
Board of Directors - Meeting 6/10/24, 11:00am

Approved Minutes

Onsite at the BG clubhouse, 13136 Castle Harbour Dr., and via Zoom conference link

Present:

Board members; Bob Giese – onsite, Dan Ryan, Lorrie Beaumont, Scott Fisher and Gary Dunn via Zoom
Claire Marie England – CAM May Management, onsite

Via Zoom 12 attendees

Present at the clubhouse 12 attendees

1. Meeting was called to order by Lorrie Beaumont
2. Claire Marie stated that Proof of Notice was established
3. A quorum of board members was established at 5.
4. Minutes from the BOD meeting of 5/6/24 were presented for approval. Bob noted there were misspellings of his name and requested a correction. Motion was made by Scott to approve as corrected, seconded by Bob, approved 5-0
5. Lorrie made some President comments. She shared that summer months are travel time for many and that she had recently returned from a enjoyable vacation abroad. She wished all enjoyable vacation time and safe travel experiences.
6. Treasurers Report – a written report was provided by Bob and read by Lorrie. It will be attached to these minutes for the record.
 - a. Gary asked about the status of the 2023-year end audited financials and that he had received a postcard stating they were now available on the BG website. When he checked they were not there. Bob stated that the audit was still ongoing and that the auditors were requesting some invoices related to the road project from Hagan Engineering. Ken Bloom will check on the status this week and provide an update.
 - b. Gary also asked about two EverBank accounts they were shown as closed with the money withdrawn. Bob stated that those two accounts were CD's that had matured and the funds were placed in other accounts.
7. Manager's Report – Claire Marie
 - a. Sales - 2 units - K2 and T12
 - b. Leases – 1 annual lease renewed.
 - c. There are currently roof leaks in units F10, O10 and I5 that are being addressed. Pat has placed coverings over the leaking areas to protect the insides until the repairs can be completed.
 - d. The pool treatment for black mold is ongoing. The pool should be reopened later today. Questions were asked about if the treatment was effective and is this something that needs to be done annually. Claire Marie stated that the treatment appears to be working. Pool company said the black mold can be caused by many things and that the practice is to treat it as necessary. No need for annual treatments. Pat is cleaning all of the pool furniture for the second time this year. A limited amount of furniture is being left outside for the off-season. He is also starting to clean the gutters to make sure they are clear for the rainy season.

8. Committee Reports

- a. **Rules & Regulations** – a written report was provided by Carol Nucci and it will be attached to these minutes. The report was a follow-up to the request by the LTP Committee to add a second handicap parking space. The R & R report included recommendations, one of which was to add the additional space in front of the clubhouse instead of by building O. There was a question by Scott about the details being just suggested guidelines since we are not bound as a private property to provide any handicap spaces. That was confirmed by Gary.
- b. **Long Term Planning** – a written report was provided by Sue Giese and it will be attached to these minutes. Sue asked the board for action on three items:
 - i. Approve the replacement of 6 stop signs as listed in the report. Lorrie made a motion to approve this not to exceed \$350. Bob seconded. The motion passed by a 5-0 vote.
 - ii. Approve the addition of road reflectors as per the report. Lorrie made a motion to approve this not to exceed \$200. Scott seconded. The motion passed by a 5-0 vote.
 - iii. Approve the addition of a handicap parking space by building O as originally proposed by LTP. A motion was made by Bob and seconded by Dan to approve this item as presented. It was passed by a 4-1 vote with Gary casting the No vote..
- c. **ARC** – a written report was provided by board liaison Bob Giese, and it will be attached to these minutes. Lorrie re-emphasized that all owners having work done in their units should check with and follow the ARC guidelines and approval process. Also, a reminder that certain types of work require a Collier Co. permit in addition to ARC approval.
- d. **Website** - a written report was provided by Sue Giese, and it will be attached to these minutes. She stated that work continues to make progress and that they have a target date to launch of 7/1/24. She also said that the unit floorplans will be on the new website.
- e. **Social** – no report
- f. **Landscape** – no report
- g. Dan made a motion to accept all of the committee reports as submitted. Scott seconded. The motion passed by a 5-0 vote.

9. Old Business

- a. Bocce court renovation fund. The Bocce Steering Group (BSG) provide a written report and it will be attached to these minutes. Willis Faust reviewed the report with the board. Their position has changed since the last BOD meeting concerning renovations of the existing court. They are now requesting a new bocce court be constructed in the common green space at the north end of O Building and the corner of Bermuda Greens Blvd. and Hamilton Harbour Dr. There was much discussion about how to move forward and the related cost estimates. The BSG asked the board to approve spending \$5,000 for a detailed site survey and engineering report and to support funding of up to \$25,000 for the new court. Gary thought that the owners should be asked first if they would approve repurposing this common space before we spend the \$5,000 to do the engineering survey. There was a suggestion from Lorrie to have Pat place cones or markers in the proposed area and that photos be taken to include in the correspondence when asking the owners for their consideration of this request. After more lengthy discussion among the board and the owners present, Gary made the following motion:

- i. Send a letter to all owners of the proposed change to install a bocce court in the noted common green space, with photos of the general location, and request their vote in favor of or not of this change. In the same letter ask a second question if they are in favor or not of having this new bocce court paid for by the community from reserve funds at an estimated cost of \$25,000.
 - ii. Lorrie seconded the motion and it passed by a 3-2 vote with Bob and Dan casting the No votes. Details of the letter and course layout will be worked out by Lorrie with Bob assisting Pat.
 - b. Several units have had renovation work done without ARC approval and this has created problems with costly and in some cases dangerous consequences. Lorrie once again reminded all owners to check with and follow the ARC guidelines and approval process. Dan asked how the ARC process works as it relates to approval and follow through on compliance. Dan also commented on the lack of consequences for violations of rules. It was noted that there is a fine process but it's up to the board to immediately send a letter to start that process once a violation is known. Bob also reminded everyone that the 12-unit buildings do have fire alarm systems but that they are audible based only and are not monitored. If a person hears the alarm they need to call 911 immediately.
 - c. Lorrie also reminded everyone that it is a requirement of the BG community for each owner to have a current key or passcode (for electronic locks) on file with the property manager. There is a recent incident where a current key was not on file which has led to a delay in addressing an issue.
10. New Business – water leak issues. A reminder that water leak damage is the responsibility of the owners. In the case where a water leak in one unit causes damage to another unit, the unit owner with the leak is responsible for all damage repairs to the unit in which the water may have leaked into. There was also some discussion about where the plumbing responsibilities fall if the pipes within the walls fail. Bob did not recall ever paying for a plumbing repair within the walls. Gary will check and provide clarity in the next board meeting. There was also a discussion on how many votes are required by owners to make changes to the common areas and Bob stated that only a quorum was required which would be 44 owners. Gary stated that according to the original Declarations documents, a majority vote, which would be 116 owners, is required to approve any change to a common area. This will be researched and defined at the next board meeting.
11. Owner's Forum – no comments from owners.
12. Adjournment - Lorrie made a motion to adjourn at 12:35pm. Dan seconded. It was passed by a 5-0 vote.

Respectfully submitted,

Gary Dunn - Secretary

Treasurers Report

The April accounting statement does not have all quarterly fees included, as of April 30 our operating account is \$884k and reserve account is \$592k. There are 3 accounts that are past due with action to collect them.

Expenses Year to Date are below budget. There is an unexpected expense to remove Black Mold that appeared in the pool.

May Mgmt has agreed to waive 3 months of management fees in compensation for change over difficulties. It was to start April and include May and June, however April was billed and will be reimbursed.

The P&L and Balance are posted on the Bermuda Greens website.

Bob Giese, Treasurer

Handicapped Parking Information

5/13/2024

After researching Florida State Statutes and Collier County Statutes, I've put the following information together for our committee to review. After your discussion and input, I will make the Rules and Regulations Committee recommendation to our liaison Gary Dunn and in turn to the Bermuda Greens Board of Directors.

Handicapped Parking is regulated by the State of Florida ---

Florida Statute Sec. 316.1956, F.S. states---pre-empted the regulation of parking for the physically disabled on private property and the municipality cannot enact ordinances on the same subject.

Therefore, the Bermuda Greens Condominium Association is not regulated regarding providing handicapped parking spaces. However, as a courtesy to our residents we have provided the one spot outside the clubhouse.

Florida Law regulates street parking and parking at all governmental buildings and parking lots operated and open to the public. Law stipulates the number of spaces required, according to the size of the total parking lot.

Sizing of the actual space is also delineated by law – Chapt. 553 Sec. 5041 (2011)

The actual parking spot must be 12 feet wide, and the loading zone must be 5 feet wide.

Two spots may share the same loading zone. This loading zone must be striped on the diagonal.

Signage must be posted 60 inches above ground and state the fine defined by Fla State Law (sec. 703.7.2.1 standards (1991), which is \$250 fine.

Additional spaces may be added after need is demonstrated and documented.

Also specifies under Florida Law---553.5041/5/a

All spaces must be located on the shortest safely accessible route from the parking space to an accessible entrance. All spaces must be located on an accessible route no less than 44 inches wide so that users will not be compelled to walk or wheel behind parked vehicles.

Long Term Planning Committee Report 6-10-2024

Project Tracker - Has been turned over to the Board. Board member Scott Fisher will maintain.

Road Safety

1. Trimmed back landscaping has been reviewed with Juarez and plan developed. This should improve visibility around the curves and at the intersections.
2. Asking for Approval to purchase the Stop Signs for Approx \$50-\$55/sign. Six in total.
 1. On BG Blvd - Exit by dumpster
 2. On BG Blvd - Castle Harbour
 3. On BG BlvdHam Harbour
 4. By the Bocce Court
 5. One on Ham Harbour
 6. One on Castle Harbour
3. Asking for Approval for road reflectors in 3 locations. Costs will likely not exceed \$200.
 - The curve entering/exiting BG Blvd at the sign by the dumpster
 - Blind Curve outside the clubhouse
 - The back of the circle on Hamilton Harbour
4. One additional Handicap parking space - Location TBD by the Board
5. Road Striping - Although the Committee feels this is important, we suggest revisiting at a later time.
6. Convex mirror. - Suggest we defer on this until we see how the landscaping improves visibility. Approx cost for this would be \$70-\$125.

POOL/CLUBHOUSE - Beginning Research and Work on this project. More to report next month.

LAKE Shoreline Project - More next month.

Sue Giese, Chair

ARC Committee Report – 6-10-24

The ARC committee reviewed and approved four applications for the month of May. The units involved T6 new storm shutter in lanai, T12 plumbing work, I8 kitchen remodel, and J7 kitchen and bath remodel.

Reminder to all owners, major interior renovations and any electrical, plumbing, gas renovation or window replacement require a permit from Collier County.

Outstanding are issues with K-12 and B-08 that need to be discussed privately by the board.

Bob Giese, Board Liaison

Website Committee Report 6-10-2024

WEBSITE:

- New site is under development with a target launch date of July 1. Photos have been taken and we have seen the first draft. Navigation has been defined and now we are moving onto content.
- While it's not ready for the Board to preview as yet, you will get to preview before it goes live.
- BG Floor plans will be available on the new website.
- Development of the approved Handbook and Bugle will begin in July after the website launches.

Sue Giese, Chair

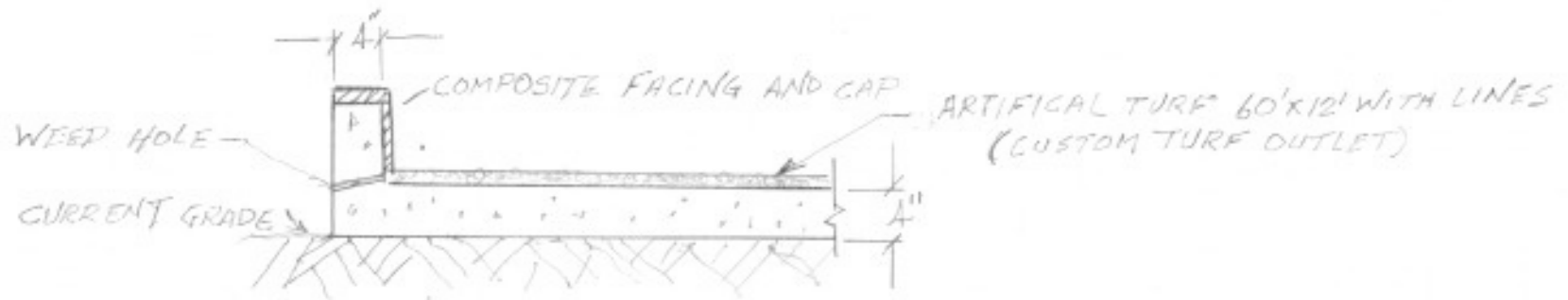
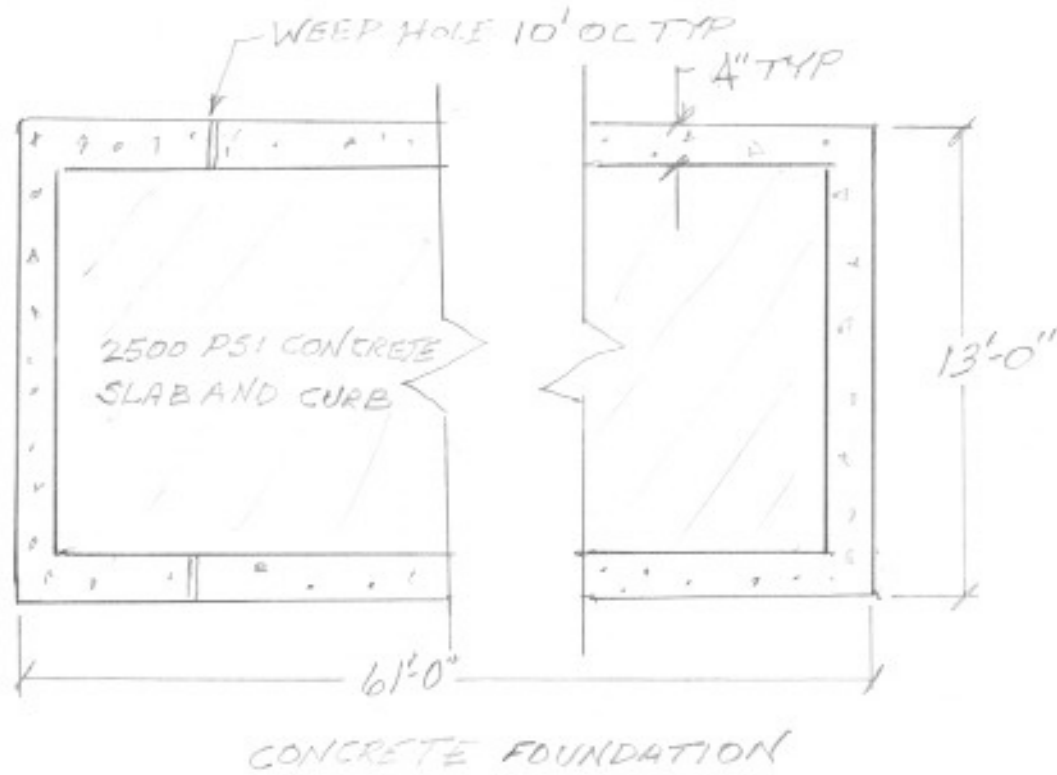
After the last board meeting the Bocce steering group agreed to no longer pursue the renovation of the old court. The two main concerns the Board had were the live oak tree and the court possibly being over on the neighbor's property line. Even if we got a written agreement from our neighbors and an Arborist to say that cutting the bark would not harm the tree, we would still have parking issues and no restroom facilities. The live oak would still be dropping leaves, and the roots would continue to grow. To spend \$21,000 and still have the same problems some years done the road would not be a good use of Bermuda Greens money. Therefore, the group will again recommend the board support a new bocce court at the corner of Bermuda Greens Blvd and Hamilton Harbour. To build a new court that will last for years and be basically maintenance free would require a survey, engineer/architect sign off and permit fees. Our best estimate for the cost of this would be approximately \$5,000. This is in addition to the cost of the court up to \$25,000. We are requesting the following from the board:

1. Request the Board approve the spending of \$5,000 to obtain the survey/engineer sign off and permit fees.
2. Board support to provide up to \$25,000 to build the new court in the new location if the community approves the new location.
3. Request a vote from the community to move the location of the Bocce court.

In conclusion the group would remind you that this year we had 12 teams and 6 substitutes that represented 32 individual owners. This does not count the numerous individuals that came on a daily basis to watch. Real estate companies are including bocce courts in their advertisements and several condo communities have built or added bocce courts in recent years. The new location will have access to 25 parking spaces and restrooms at the club house. With all of the problems at the old court the committee highly recommends that the Board moves forward in approving a new location and a new court. Thanks in advance for your consideration.

Name	Assigned to(Resource)	2024-Q2		2024-Q3			2024-Q4			2025-Q1		
		May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Board Proposal												
SDP from Collier County		Proposal 5/31/24	5/31/24									
Sketch proposed location on SDP		Sketch on SDP 5/31/24	5/31/24									
Professional Survey on SDP		Survey on SDP 6/4/24	0%	7/9/24								
Seek Owners Approval		Seek Owners Approval 7/10/24		7/22/24								
Apply for Collier County Permits		Apply for Collier County Permits 7/24/24		8/6/24								
Detail Drawing of new Court		Detail Drawing of new Court 7/15/24		7/19/24								
Request Construction Bids						Request Construction Bids 9/4/24	0%	10/4/24				
Award construction contract						Award construction contract 10/5/24		10/7/24				
Construct Court									Construct Court 1/15/25	0%	2/25/25	

THE SUCCESSFUL
COMMERCIALIZATION
OF INVENTION



BERMUDA GREEN BASE COURT
5/28/2024 RW GIESE

O BLDG

PROPOSED
COURT LOCATION



E BLDG

13180

1782

Google Maps





Work Order 00578417
 Work Order 00578417
 Number
 Created Date 5/16/2024

Account Bermuda Greens Condo Association
 Contact Claire Marie England
 Address 13136 Castle Harbour Dr
 Naples, FL 34110

Work Details

Specialist Lake1 treated for submerged grasses with boat. Prepared By Dominik Spain
 Comments to Water levels low. Water clarity is clear. Wildlife is
 Customer present. Island also treated for TG. Lake is in
 good condition. Lakes will be monitored and
 treated accordingly. Allow 7-10 days for results.

Work Order Assets

Asset	Status	Product Work Type
Lake all	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake all	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake all	SHORELINE WEED CONTROL	
Lake all	MONITORING	
Lake all	LAKE WEED CONTROL	
Lake all	BUFFER MANAGEMENT	
Lake all	ALGAE CONTROL	
Lake all		