

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

Unapproved 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 - b. Gary also asked about two EverBank accounts they were shown as closed with the money withdrawn.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