

**BERMUDA GREENS
CONDOMINIUM ASSOCIATION INC
BOARD OF DIRECTORS MEETING
January 05, 2024, AT 2:00 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 (Zoom) Gary Dunn, Jim Menton, were present at the clubhouse. Claire Marie England, LCAM from May Management was also present. Approximately 12 homeowners were in attendance or by Zoom.

- I. **Call to Order:** Guy Miata called the meeting to order at 2:00 P.M.
- II. **Proof of Notice:** The notice was posted on Tuesday, January 02, 2024, 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:** Guy Miata made a motion, seconded by Gary Dunn to approve November 01, 2023, minutes, The motion carried unanimously. (5-0)
- V. **New Business:**
 - A. **Discuss additional funding for Street Repair Project:** Fred Demma, Chair of Street Repair Project provided an update on the current street project. Fred Introduced Chris Hagen of Hagen Engineering and Michael Luna the Project Manager for Vetor. Chris Hagen stated he wanted to maintain Bermuda Greens. Chris had an engineer study done on Hamilton Harbour Drive, it had 12" of concrete and soil that was tested and all was good. The concrete was tested before poured in each section. Chris Hagen talked about his firm did the front entrance of Imperial when it was re done.
Fred Demma stated that the project was ahead of schedule and would be finished before the contracted completion date of 1/26/24. Fred also noted that all of the curbs were being done by hand to match the current curbs. The Street Committee would like Vetor to address some additional street issues while still under contract. They would like to have an additional 4000 square feet of specified concrete in front of the clubhouse on parts of both Castle Harbour Dr. and Bermuda Greens

Blvd. This would be a Change Order in the amount of \$97,000. This would be \$24.25 square foot.

Gary Dunn had a few questions for Chris Hagen:

- All work to date under the original contract with Vektor will be completed at the bid amount of \$796,855. All additional work to date has been done by Vektor at no additional charge.
- The CO price per foot of concrete was negotiated down to \$24.25 per square foot from the bid amount of \$26.50 per square foot.
- The markup for "cost plus" for COs on the contract was negotiated down to 22% from the bid amount of 25%.
- Hagen's contracted price of \$82,500 will not increase to administer the CO.
- To date the project is within budget and no contingency funds have been used.
- Vektor will be responsible for repairing all grass/soil gap areas where the curbs were replaced. Landscape repair cost was included in their contracted price.

Gary Dunn asked how we would fund the \$97,000 CO and would it increase the recently approved 2024 HOA fees? Bob Giese stated he had gotten approval from Horizon Bank to increase our line of credit from \$750,000 amount used to fund the original project to \$847,000. The payment on this amount is still below what the previous roof project had been, so the 2024 HOA fees would not increase to add this CO.

Guy Miata made a motion seconded by Jim Menton to accept the Vektor CO of \$97,000 for an additional 4000 square feet that increase line of credit to \$847,000 for the Street Project Repair. The motion carried unanimously. (5-0)

B. Rule and Regulations: Lorrie Beaumont has been working on review of all the Documents on the website and began the process by reviewing the Rules and Regulations documents. None of the rules were changed and the two most recent rule changes that the Board previously voted on were added to the document. The document was reformatted to improve the appearance, some of the language softened and clarifications were made if needed. Lorrie included Carol Nucci, chair of the Rules Committee also had a copy for review and input.

Guy Miata brought up the fact that some units, including, but not limited to L-11 and S-9, were constructed without actual lanais, and cannot internally mount hurricane shutters. Those units are exempt from the rule requiring external mounting of hurricane shutters on lanais.

Guy Miata made a motion seconded by Bob Giese to accept the new Rules and Regulations documents as updated. The motion carried unanimously. (5-0)

Miscellaneous: Gary Dunn asked Bob Giese if the \$200,000 of reserve funds that was placed into a 6-months CD back in June would be re invested in another short term CD, Bob said yes, he will.

Gary Dunn asked Claire Marie from May Management about an update on the current Fire Alarm contract with Cintas and what services are provided. Claire Marie made an inquiry of Cintas but as of as now no response. She will follow up. Gary also asked whether if any or all the fire alarms system panels in each building are being remotely monitored. Bob Giese stated that none are being remotely monitored. Bob added that by local code buildings with 12 units have an audible alarm system, 10 units do not have an audible alarm system. Sue Giese, said the committee has looked into various issues concerning the fire alarm systems, it's outdated hardware, the cost can be very expensive to upgrade.

VI. Homeowners' Questions: No questions from the homeowners.

VII. Adjournment: Guy Miata made a motion seconded by Bob Giese to adjourn. The motion carried unanimously. (5-0) The meeting adjourned at 3:40 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.