

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS MEETING  
February 07, 2024, AT 4:00 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, Gary Dunn, Jim Menton, were present at the clubhouse. Claire Marie England, LCAM from May Management was also present. Approximately 6 homeowners were in attendance or by Zoom.

- I. **Call to Order:** Guy Miata called the meeting to order at 4:00 P.M.
- II. **Proof of Notice:** The notice was posted on Thursday February 01, 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:** Lorrie Beaumont made a motion, seconded by Bob Giese to approve January 05, 2024, minutes, The motion carried unanimously.
- V. **Treasurer's Report:** Bob Giese assured all residents that while the Financials and condo fee payment systems get straightened out with May Management, no penalties or late fees will be assessed for quarterly condo fees. Though the checks are showing as not being processed or cashed, your account is being credited and when everything gets straightened out, the money will be debited from your account. The year-end income is slightly ahead of the budget numbers so the income is slightly ahead of the expenses. The final roof loan payment will be made during this first quarter. It will be slightly less than the other payments have been due to a loan restructuring reducing the interest rate slightly. We have withdrawn \$525,000 from our line of credit and the final draw will pay for the project. The contractor should be done next week. All work will be checked before the final payment is made. Once everything has been signed off on, \$250,000 will be drawn from our reserve account to finish paying for the project in total. The total loan payment at the end of the project will be \$847,000. A motion to accept the treasurer's report was made by Lorrie Beaumont, seconded by Jim Menton. Motion carried unanimously.
- VI. **Committee Reports:**
  - a) **Street Project:**

Fred Demma reported that the landscape portion of the project is being done now. He also reported that the concrete is significantly better than the last road project. He also commented on the knowledge he gained as a result of being so involved with the project. Bob Giese commented that the contractor completed the project on time with no significant issues or delays.

**b) Annual meeting date:**

Guy reported that this year's annual meeting will be held at the Bermuda Greens clubhouse instead of going to the Imperial Golf clubhouse. This will save the residents a significant sum of money. The date of the meeting will be April 8<sup>th</sup>.

**c) Social Committee:**

Maria Senior reported on some events that the committee has planned for the season. There will be a pontoon boat cruise out of Bonita Bay. The boat holds 36 people and sign ups will be shortly. There will be a valentine pancake breakfast on Friday which is currently sold out and a super bowl party on Sunday. There will be a coffee on the 29<sup>th</sup> of the month. A casino Mardi Gras party is planned for March, and they will also be holding a certified CPR class at the BG clubhouse.

**d) Long Term Planning Committee:**

Sue Giese reported on some of the projects in the works for LT planning. In an effort to help the board with planning for the future, Peter Asimakopoulos has agreed to put together a spreadsheet to track the dates of the major projects BG has undertaken so that the board can plan future updates on projects that will need to be redone and also new projects that will need to be scheduled. These include projects such as the road project, painting project, roof project and Comcast project just to name a few. Another project that needs to be done soon is the website. It is old and outdated, difficult to manage on a daily basis and needs better functionality and user friendliness. LT committee has targeted a company that will give us a new website and convert all the data over from the old website for approximately \$1,700. Sue is asking the board if they would consider funding this project so that it can be completed this summer. She is also asking for web committee volunteers to help with the planning of what is needed for content and regular maintenance of the website such as the directory, etc. A motion was made by Jim Menten, seconded by Lorrie Beaumont to approve funding the website project for LT planning. Motion carried unanimously. Lorrie asked the treasurer if this is something that will fit within the budget. Bob responded that there is money available for this project.

**e) Landscape Committee:**

See attached report.

**VII. New Business:**

**Website Forms and Documents:** Lorrie Beaumont has been working on making all the website forms into PDF fillable documents. The project is complete, after making sure that all changes were approved by May management, and the new fillable forms are now on the website. Bob Giese asked if they were DocuSign forms and Lorrie responded that they are not. She mentioned that this will be part of the next phase of the project. She did mention that each form has a disclaimer stating that a person's typed name is considered to be their permission that the data within the document is accurate and is approved by them. These are not legal forms, so no DocuSign is needed for these purposes. Lorrie requested that these changes be formally approved by the board as well to make sure that everything is transparent and clear to all. A motion was made by Lorrie, seconded by Gary Dunn, to approve the changes to the website forms. Motion carried unanimously.

**Miscellaneous:** Guy Miata brought up the upcoming board elections and the fact that there will be 3 open positions on the board. Guy Miata, Lorrie Beaumont and Jim Menton. He encouraged participation from homeowners to get involved.

Guy asked Jim Menton if he will consider chairing the ARC committee if he decides not to run for the board again. The committee does not currently have a chair. Jim mentioned he would think about it.

Guy also asked about a board liaison for the Comcast contract. The contract was negotiated with Jan's input in May of 2019. Guy will reach out to Jan.

VIII. **Homeowners' Forum:** Question regarding landscaping for road project. Fred tried to answer some of the concerns. There were also some concerns about the missing concrete in some locations on slabs of concrete that were not replaced during the project. A homeowner asked about getting a floorplan blueprint for their unit. Claire Marie is in the process of finding out the cost to make a scalable size electronic document of the current blueprints on file. She will report back when she gets the information. There were specific concerns by several owners about the disconnected sprinkler heads and gaps in the grass areas around much of the new curb work. Fred stated that the repair of the sprinkler lines and the filling if the curb edge gaps is under the contractor's responsibility and that they are to hire our landscape contractor Juarez to perform these task. We are currently withholding \$71,000 in final payments until this work is completed.

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IX. **Adjournment:** Lorrie Beaumont made a motion, seconded by Jim Menton to adjourn. The motion carried unanimously. The meeting adjourned at 5:00 P.M.

Respectfully submitted,

Lorrie Beaumont, Secretary

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

Service Report



Work Order 00496431  
Work Order Number 00496431  
Created Date 2/6/2024

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

Work Details

Specialist Lakes treated for shoreline grasses and brushes. Prepared By Dominik Spain  
Comments to Water levels low. Water clarity is clear. Wildlife is  
Customer present. Lakes are 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		