

## **Bermuda Greens Condominiums**

Board of Directors - Meeting 3/22/24, 10:00am

Present: Board members; Guy Miati, Bob Giese, Jim Menton, Gary Dunn  
Clarie Marie England – CAM May Management  
Audience present approx. 35, on Zoom approx. 12

1. Meeting was called to order at 10:00am
2. Proof of Notice was established
3. A quorum was established
4. Minutes for the 2/7/24 BOD meeting were not approved as a final copy with revisions was not provided for this meeting. It will be addressed at a future board meeting.
5. President's comments:
  - a. Guy shared that this was his last meeting as the board President. He has served two terms and found his time rewarding.
6. Treasurer's report:
  - a. Bob stated that the finances were in line with our budget.
  - b. The transition to May Management and their financial services still has some issues with the auto-withdrawal services. N Funds are not being withdrawn from some owners accounts for their payment of the quarterly COA fees. It is continuing to be worked on.
  - c. The final payment for the street project has been paid, less retainage for punch list items, and Bob requested the final draw on the bank loan bring the total of the loan to \$847,000.
  - d. Roof repairs continue
  - e. Utility closet doors at each building are now locked according to Collier Co. requirements.
7. Manager's Report: Clarie Marie England
  - a. She recently handled a Collier Co. site visit. The county did require a change to our property which was the locking of all utility closet doors at the end of each building. That work has been completed.
  - b. She reminded the owners about several rules that are still complaints on;
    - i. Dumpster usage – no trash bags to be left outside of the dumpster and no large items like furniture, mattresses or debris are to be left there.

- ii. A reminder that dogs must be on a leash at all times.
- iii. Cintas has completed the annual fire alarm inspection and testing at buildings with the alarm system (12-unit buildings).
- iv. Many buildings malfunctioning outside water faucets have been replaced.
- v. Pool furniture is going to be cleaned.
- vi. The gas cooking grills at the pool have had new burner elements replaced and cleaned.

8. New Business:

- a. Gary Dunn ask that the board considering adding a special assessment to new unit buyers, equal to two quarters worth of current COA fees at the time of purchase, to be deposited in the reserve funds. This would establish some equity to the reserve funds to support the ongoing community upkeep that the new owners often benefit from at the time of purchase. The board decided this should be addressed by the new upcoming board in 2024.

9. Old Business:

- a. Clarie Marie reported that she and Gary Dunn researched the cost to digitize our existing blueprints of the various buildings and then have them placed on the BG website. The cost is \$2.00 per 24"x36" sheet and a quantity discount would be available.
  - i. Gary Dunn stated that this does appears to be an affordable service could be provided. However, we would need to limit the number of sheets scanned to possibly only the master floor plan since the electrical, plumbing and HVAC prints are limited and inconsistent.
  - ii. Jim Menton shared that he has a book with a collection of 8.5"x11" drawings of some of the buildings and he will share those with the BOD to see if those plans could be scanned to save cost due to the smaller size.
  - iii. Gary suggested a project committee be formed including several owners and a BOD member to review the full-size drawings and the book Jim can provide to determine what drawings should be scanned and assemble them for scanning. They would then present to the board the final cost and seek approval to move forward with this service. He offered to be the BOD liaison for this committee.

## 10. Committee Reports:

- a. LTP presented a list of ideas they are considering for future projects. The list included improvements to the clubhouse, road safety and signage around the complex. The spreadsheet of past projects was also presented as a way to keep track of larger improvements made to the community. The committee will provide the board with more details and costs associated with the list for their consideration at a later date.”
- b. Bocce Court - The Bocce Steering Committee approached the LTP with a proposal for a new Bocce Court as this would be a capital project for BG. Willis Faust proposed the new site for the bocce court would be the common area at the intersection of Bermuda Greens Blvd. and Hamilton Harbour Dr. The estimated cost would be \$25,000-\$30,000. Gary Dunn ask what would be done with the existing court and would there be cost to remove it. Willis said it could be repurposed as a “corn hole” playing area without being demolished.
- c. The Board understands that this request would need to go before the owners for a majority vote to approve since it involves a change to the common areas.
- d. A motion was made by Guy to send out a survey letter to the owners with a somewhat detailed description of the request and the possible expense to see if the idea would be support by a majority of the owners before having the Bocce committee pursue getting contractor quotes for the work. Results from this survey will be shared once collected. The motion was seconded by Bob and was passed by a 4-0 vote. At this point Jim Menton left the meeting due to an appointment.

## 11. Owner’s Forum:

- a. A requested was made that email blast be used to inform owners of contractor work that will being done around the community, i.e. electrical outlet replacement, faucet replacements, etc. This is the second time this has been requested at a BOD meeting.
- b. What type of chemicals will be used to clean the carports? Could it affect car finishes? Couldn’t this service be scheduled for the prime season while owners are present so removal of cars could easily be done? Clarie Marie is to provide answers for these questions.

- c. How much is in our reserve funds (ball park)? Bob stated approximately \$500,000.
  - d. Do we have sufficient funds to cover items like failing pool heaters? Bob stated that prorated funds are set aside for these possible needs.
  - e. An owner complained that the clubhouse floors are not being cleaned well and that management should confirm with the cleaning people what they are using as a clean solution. Others agreed the floors do appear at times to not be clean. Claire Marie said she would contact Stanley Steamer to see about having them do a deep clean on the floor.
  - f. Who is responsible to keep the refrigerator clean since so many different people use it? Claire Marie stated it is not on the list for the cleaning people's responsibility. A monthly purge of perishable items was suggested along with a cleaning.
  - g. An owner complained that the pool edge tiles are not being cleaned well enough. Others disagreed saying they see the pool maintenance people scrubbing the tiles.
  - h. An owner ask if the landscape crews could be directed to not blow cutting and trimming debris onto patios and steps. Claire Marie said she would speak with Ray Suarez about this.
12. Adjournment:
- a. A motion to adjourn the meeting was made by Guy at 11:55am. It was seconded by Bob and was passed by a 3-0 vote.

Submitted by Gary Dunn