

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS**  
Board of Directors Meeting 8/12/24, 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: 17 attendees

Present at the clubhouse: approximately 8 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 6/10/24 were presented for approval. Motion was made by Scott to approve, seconded by Dan. It was approved 5-0.
5. Lorrie made some President comments. She provided an update on GIB issues:
  - a. Ongoing water backup at the entrance road and US41. It was determined that debris in the drain pipes on the Collier Co. side was the main problem. Bob stated that the issue has since been corrected. However, Bob said that the drain on the exit side of the gatehouse is still clogged and floods across the road to the entrance side of the road.
  - b. The GIB intends to place speed bumps at both the entrance and exit side of the road at the gatehouse in September. Lorrie has sent an email to the GIB asking if all of the proper county permits/approvals have been obtained. Her email was not answered. Bob stated that any change to the road from its original design and plans requires county approval. Lorrie stated that the GIB verbally told her that they had all necessary approvals but she was not shown any documentation. Bob also stated that a majority vote from all owners was required to make a change from the original design. Gary concurred with Bob and shared that he had spoken to the Collier Co. Right-of-Way Permitting department and was told that a Site Development Plan Insubstantial Change (SDPI) permit was required to make this change and that a majority of owners would need to approve the change. Lorrie will follow-up again with a phone call to the GIB president.
6. Treasurers Report – A written report was provided by Bob which he reviewed. It was based upon the June statement and he stated we are under budget to actual spending. May Management has reimbursed us for three (3) months' worth of their services per their agreement with BG from earlier in the year. Bob stated we are continuing to deal with roof leaks and they are being addressed. The report will be attached to these minutes for the record.
  - a. Gary asked why on page 2 of the June statement that the year-to-date (YTD) expenses to budget was showing a deficit. He also stated that the same YTD column has been showing a growing deficit since the February statement. Bob

stated that he would need to review the statements in more detail to provide an answer. Gary said he would share with Bob via email the data he was referring to. Bob will review and respond.

7. Manager's Report – Claire Marie

- a. Sales - 2 units
- b. Leases – 2 new seasonal and 5 annual renewals.
- c. The pool still has some black discoloration around the lights even after the acid treatment. Claire Marie will be in contact with the owner of the pool service company to see why this still remains.
- d. Pat Sadler is cleaning gutters and following up on roof leaks. Lorrie ask if there was a pattern to the leaks and Claire Marie said she was not seeing one.
- e. An owner ask if the leaks could be from the recent roof cleaning process. Claire Marie does not believe so.

8. Committee Reports

- a. Rules & Regulations – No report at this time.
- b. ARC – No report at this time. However, Guy Miata noted that they did approve a request from unit D1.
- c. Social – No report at this time. Gary did note that a calendar of planned events for the 2024-25 season is posted on the website.
- d. Long Term Planning – A written report was provided by Sue Giese and it will be attached to these minutes. She reviewed it with the board. In addition, Sue did state that trimming the shrubs back on the curve of the main entrance has improved visibility. She has asked the Landscape committee to have Jaurez trim them back more frequently.
- e. Website - A written report was provided by Sue Giese, and it will be attached to these minutes. The new website launched on 7/1/24.
- f. Landscape – A written report was provided and it will be attached to these minutes. Judy Fisher did provide a review of the report.
- g. Lorrie ask for a motion to accept all reports as submitted. Bob made the motion and Scott seconded. The motion passed 5-0.

9. Old Business

- a. Bocce court status: Lorrie has written a letter that will go out to all owners after the Labor Day holiday explaining the issue and the owners required approval. The letter will include photos and a satellite image of the space to help the owners better understand the location and general position and size of the proposed court, and a proxy ballot for all to submit their vote for or against this change to the common space. The results will be shared at the October board meeting which is currently scheduled 10/14/24 at 11:00am. Dan ask what will happen if an owner does not return a vote. Lorrie stated that that would be the same as a “no” vote.
- b. Gary provided follow-up to the voting requirement issue that was part of the old business from the 6/10/24 board meeting. He stated that our attorney was consulted and she confirmed that a majority of the owners, at least 116, must approve the proposed change to a common space or element.
- c. An owner ask if the common area (island) down by the A building was considered for the new bocce court location? Bob Giese stated that all areas had been considered and the one currently proposed was the best overall solution and lowest cost.
- d. Sue Giese ask if the owners were aware that the cost to repair the existing court will be almost as much as the cost to installation the proposed new court? Lorrie stated that that was up to the Bocce Steering Group (BSG) to clarify. Bob Giese stated that

the BSG was ready to go with the proposal and required vote as currently presented.

- e. Willis Faust of the BSG encouraged all to consider the new court as proposed.
- f. Lorrie offered that the board could host a special Zoom meeting for the BSG if they desired to have an additional meeting for the owners to review the proposal or ask questions.
- g. Gary addressed another issue from the old business which was the question of who is responsible for the plumbing within the walls if repairs are needed. After a review of this same issue with our attorney back in 2023, it is the responsibility of the BG Condo Association to repair any issues with the rough plumbing per the Declaration of Condominium, Section 11.1, (B). Lorrie suggested that this clarification be added to the Board Initiatives Tracker spreadsheet that Scott maintains along with the voting requirements to make changes to any of the common elements within the community.

10. New Business – Nothing at this time.

11. Owner's Forum –

- a. An owner asked who was on the BSG? Bob stated it was himself, Willis Faust, Fred Demma, Linda Toner and Nan Voll.
- b. An owner asked who is responsible for the AC drain lines under the slabs. Bob stated it is the responsibility of the community. That is why Pat is now cleaning them out at least twice a year. It was clarified that the AC refrigerant line, since it is part of the AC unit, is the responsibility of the owner.
- c. An owner expressed her appreciation for the prompt attention and follow-up that Clarie Marie and Pat Sadler have provided with the roof leak issues.

12. Adjournment - Lorrie made a motion to adjourn at 11:54pm. Bob seconded. It was passed by a 5-0 vote.

Respectfully submitted,

Gary Dunn - Secretary

## Treasurer's Report for August Board Meeting

This report has data from the June statement, July report has not been submitted yet.

Our actual spending is under budget as the agreed “reimbursement” from May has been posted. The operating account is \$661k and reserve account is 661k of which \$200k is CD that rolls over in August.

A number of roof leaks have been reported through the communication to the manager and continue to be addressed.

August 12 2024  
BoD Meeting Update from Sue Giese

LTP:

- All items for the Stop Signs and Road Reflectors have been purchased and have arrived.
- Pat will get them installed, they are on his To Do list.
- Pat will paint the Handicap spot by the O Building when the weather permits. The rain has been relentless this summer and he needs to find a few days that will be rain free. The Sign is being ordered for the spot as well.
- Once work begins on the Handicap spot, a communication will be sent to the community

Website/Communications:

- The website launched on schedule on July 1. A huge shout out to this Committee: Nan Voll, Bill Smith, Jeanne Menton and MaryJo Disalvo. Everyone contributed and is committed to the upcoming projects:
  - Handbook
  - Welcome Packet for new owners/renters
  - Relaunch of the Bugle

## **LANDSCAPE COMMITTEE**

### **08-12-24 Board Meeting Update**

#### **Landscape Inquires:**

- On July 1<sup>st</sup>, our new community website debuted. Please use it when submitting your landscape inquiries and requests.
- Claire Marie will also forward your inquiries if you are not comfortable with technology.

#### **Trees, Palms, and Island**

- The island was cut in late June and is filling in nicely. The next cut will be in November.
- Our Hardwoods trimming is scheduled to start the week of August 19<sup>th</sup>.
- Palms will be done in mid-September.
- Our four coconut palms and the ficus will be trimmed with the hardwoods.

#### **Lakes Management**

- Our lakes were last treated on August 7<sup>th</sup>. Our routine monthly service included the application of algae, shoreline, and lake weed control. While water levels are higher than normal, the lakes are in good condition.

#### **Reclaimed Water Pump Station (Community Entranceway)**

- The Collier County Public Utilities Department replaced our pump station's filter drainage retention box with a larger box completing the work on July 29<sup>th</sup>.
- The county will be replacing our damaged landscaping – at their expense.
- Work is expected to begin any day now.



Work Order	00629786	Account	Bermuda Greens Condo Association
Work Order	00629786	Contact	Claire Marie England
Number		Address	13136 Castle Harbour Dr Naples, FL 34110 United States
Created Date	7/11/2024		

Work Details

Specialist	Lake/ditches treated for shoreline grasses and brushes. Also ditches treated for chara. Lake is in good condition. Lake/ditches will continue to be monitored and treated accordingly. Allow 7-10 days for results.	Prepared By	Dominik Spain
Comments to Customer			

Work Order Assets

Asset	Status	Product Work Type
Lake all	Treated	

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		