

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS**

Board of Directors Meeting 3/10/25, 11:00am

Approved Minutes

Onsite at the BG clubhouse, 13136 Castle Harbour Dr., and via a Zoom conference link

Present:

Board members: Dan Ryan, Lorrie Beaumont, Gary Dunn, Scott Fisher and Bob Giese all onsite  
Sara Catlett: Catlett Association Management (CAM) Management via Zoom

Via Zoom: 12 attendees

Present at the clubhouse: 50 attendees

1. Meeting was called to order by Lorrie Beaumont at 11:04am
2. Sara Catlett stated that Proof of Notice was established
3. A quorum of board members was established at 5.
4. Minutes from the BOD meeting of 2/11/25 were presented for approval. A motion was made by Bob to approve, it was seconded by Dan. It was approved 5-0.
5. Lorrie turned the President's comments over to Scott.
  - a. Scott attended the Greater Imperial Board (GIB) meeting on 2/27/25 and reviewed the topics that were covered. The GIB has approved the funds to have a Collier Co. Sheriff patrol the community for 4 hours a week for 4 weeks. There is a feasibility study of the west gate guardhouse for a possible reworking of the space to create a turnaround. Also, the guardhouse is going to be painted.
  - b. There were several questions from the owners about the GIB.
6. Treasurers Report – A written report was provided by Bob which he reviewed. The report will be attached to these minutes for the record. Bob stated that the report was based upon the January 2025 statement. He stated that the community finances are in good shape and we have had no unforeseen expenses to date. We are still waiting for February financial statement from May Management. Starting on March 1 the financial statement will come from CAM.
  - a. Lorrie asked for a motion to accept the report. Gary motioned and Scott seconded. The motion passed 5-0.
7. Manager's Report – Sara stated there were no sales or lease to present during this time period.
8. Rules & Regulations – Carol Nucci, Chair, stated that they have nothing to report at this time.
9. Landscape Committee – Judy Fisher, Chair, was present. She shared that a new palm tree was planted in front of I building in Mike Pompeani's memory and was paid for by Bev Pompeani. She gave an update on the general landscape issues. The hardwoods will be trimmed in the June/July time period. There was a question from an owner inquiring who was on the Landscape Committee. Gary asked about the status of the large potted plant/tree by the bike rack at the T building. Scott stated that a letter was being sent to the unit owner instructing them to remove the plant which is in violation of the Rules & Regulations. There was also a question from an owner about the erosion status of the large lake banks. The LTP Committee stated that the lake erosion is on the plan for future work and that we have a lake management company who is monitoring that situation. That

company is not recommending any special erosion measures at this time. They are monitoring the lake monthly.

10. ARC Committee – Guy Miata, Chair, was present. He stated there was 1 new approval granted since the last meeting.
11. Website Committee – Sue Giese, Chair, was present and stated that they were continuing to work with CAM to integrate the BG website with the CAM website. She noted that owners could use either the BG website or the CAM website for work order request.
12. Social Committee – Marie Senior, Co-Chair, was present and provided a review of the community events to date. The latest event was the sunset boat cruise which was sold out. She reviewed several coming events including the St. Padrick's day dinner, the Casino/Derby Party and a community "Throwaways to Treasures" sale.

- a. Ann Callander, with the Social Committee, presented to the board a request to update the expired pads for the AED unit and the possible addition of several other life safety items to the clubhouse. Lorrie asked for the info to be provided to the board for consideration.

13. Old Business – Clubhouse Renovation

- a. Long Term Planning Committee – Sue Giese, Co-Chair, introduced Bill Smith, a committee member. He provided the board a review of the updated quote received from Superior Construction on the possible renovation of the clubhouse work.
- b. The quote was revised based upon comments and input from the 2/11/25 BOD meeting. The new proposal had increased by about \$5,000.
- c. Bill stated that new toilets and urinal were added to the restrooms scope. The large cabinets that were to be placed on the west wall were removed from the design. Added to the scope was the redesign of the cabinets that now house the tables and the sound equipment. Also new and expanded wall mounted cabinets will be installed above the lower cabinet.
- d. There were some questions and discuss from the board about the proposal, the individual line-item costing and possible ancillary work not included.
- e. The board did open the floor for questions and comments from the owners. There was considerable discussion and questions from the owners about the project and funding.
- f. Lorrie presented a motion to approve the LTP recommended clubhouse renovation project and create a contract, per legal review, with Superior Construction not to exceed the amount of the revised quote of \$95,125, unless granted through board approval. The contract will then come back to the board for approval at the next BOD meeting. Dan seconded the motion. The motion passed 4-1 with Gary casting a "no" vote.

14. New Business

- a. Bob stated that he had gotten a request to have the pool filters cleaned. That request came from Sara Catlett with CAM. ER Pools Maintenance will provide this service. Sara stated that she needed to confirm if the cleaning had been done.
- b. There was no other new business noted.

15. Owner's Forum

- a. Several owners noted there are two units in particular that appear to be doing weekly rentals. Those unit numbers were provided and Sara will communicate with those owners to inform them of the complaints and to remind those owners of the rules against short term unit rentals.
- b. An owner noted that on a Collier Co. website an individual with a monitored criminal background was listing an address in Bermuda Greens as their residence. The

name does not appear to match the owners of record or lease. Sara will research this and report back to the board.

16. Adjournment – Lorrie asked for a motion to adjourn at 12:41pm. Gary made the motion and Bob seconded. It passed by a vote of 5-0.

Respectfully submitted,

Gary Dunn - Secretary