

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

Board of Directors Meeting 5/13/25, 12:30pm

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 Melissa Fogarty all via Zoom

Sara Catlett: Catlett Association Management (CAM) Management onsite

Via Zoom: 22 attendees

Present at the clubhouse: 20 attendees

1. Meeting was called to order by Lorrie Beaumont at 12:32pm
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 4/15/25 were presented for approval. Scott noted that a name correction of Bob Smith to Bill Smith needed to be made. Gary corrected. A motion was made by Gary to approve; it was seconded by Scott. It was approved by a vote of 5-0.
5. Treasurers Report
 - a. A written report was provided by Bob Giese, treasurer, which he reviewed. The report will be attached to these minutes for the record. Bob stated that the report was based upon the March 31, 2025 statement. This is the first financial report provided by CAM. He stated that the community's current expenses are within budget parameters and the finances are in good shape.
 - b. Gary noted that he had sent an email with quite a few questions concerning the March financial statement to Sara and Bob prior to this meeting. He understood those would be addressed in writing over the next week or so. He asked one specific question about the outstanding loan balance of which was shown at \$775,356. He stated the amortization schedule for the loan showed the balance as of March should be \$624,460. He asked why such a disparity in the amount? Sara said she would investigate and get back with him.
 - c. Lorrie asked for a motion to accept the report. Scott motioned and Gary seconded. The motion passed 5-0.
6. New Business
 - a. Lorrie presented the change order proposal from Superior Construction to add a dishwasher to the clubhouse project in the amount of \$3,481. The proposal will be attached to these minutes. She reviewed the scope of work that was included in the price which was more than just adding a dishwasher. She opened the floor for discussion.
 - b. Maria Senior, co-chair of the Social Committee, reviewed the model and cost of the dishwasher they had selected for the project. She thought the overall price was somewhat high for this work. She did state the dishwasher would be very useful to the Social Committee.
 - c. There was a lot of discussion from the board members about the need verses the cost for the dishwasher.
 - d. There were also a lot of comments from the owners present about this issue.

- e. A motion was made by Dan to accept the proposal as presented from Superior for \$3,481 but also adding the requirement that Superior provide a dishwasher compatible with the specifications of the model provided to the board by the Social Committee. Melissa seconded the motion. It was approved by a 3-2 vote with Scott and Lorrie casting the “no” votes.
- f. Lorrie asked for a motion to approve the placement of a dumpster in the parking spots in the front of the clubhouse for a period of approximately one week during the demolition phase of the clubhouse project. Gary motioned and Scott seconded. It was approved by a vote of 5-0.
- g. Lorrie asked for a motion to approve the placement of a Pack-Rat (Pod) storage unit, in a parking space near the clubhouse, to store items from the clubhouse during the renovation project for the cost of \$416.40 for two months. Scott made the motion, Dan seconded. It passed by a vote of 5-0.
- h. An owner questioned why the pool would be closed during the clubhouse renovation. Sara stated that it was due to Collier County codes and the requirement to have a restroom available whenever the pool is open. Lorrie is sending a letter to the president of Imperial Gardens requesting the option for our residents to use their pool during the time our pool would be closed. Gary also asked Sara to assure that the code she referenced would apply to Bermuda Greens since it is a private entity. Sara will confirm if the code is applicable.
- i. At this time Lorrie invited Willis Faust with the Bocce Steering Group to present a proposal for the replacement of the bocce court. Willis asked if there would be a motion first before discussion.
- j. Dan made a motion to accept the proposal from USA Tennis & Recreation to replace the existing bocce court with a new one in the amount of \$35,890 with none of the add-on options being taken. The proposal is attached to these minutes. Lorrie seconded the motion and opened the floor to Willis to explain the proposal. Willis deferred to Bob Giese, treasure, to address the funding for this project.
- k. Bob Giese, the treasurer, stated that for the past six years there has been \$47,000 in the reserves as a contingency fund after one of the hurricanes. He believes it came from insurance money. He stated that the board of directors, at that time, decided to leave it as a contingency fund to be used as determined. He stated that in 2023 there was also a surplus of \$23,000 in the operational funds that also went into the reserves. These monies would be the source to pay for the bocce court replacement.
- l. At this point there was very extensive discussion and questions from the owners and some board members concerning the monies Bob referenced and other items that are future needs like lake shoreline restoration, pool heaters, and pool/lanai furniture.
- m. Gary suggested that a way to finalize the ongoing concerns about the bocce court and the funding of such would be to amend the declaration documents making the bocce court an official amenity and common area of Bermuda Greens like the pool and clubhouse.
- n. Additional questions and comments were raised by board members.
- o. Lorrie opened the floor for comments from the owners. A number of questions and comments were raised. Some of the owners had personal knowledge of the history of the bocce court that they shared with all.
- p. Lorrie called for a vote on the motion as Dan had stated it. The motion carried by a vote of 3-2 with Melissa and Gary casting the “no” votes.

7. Manager's Report
 - a. Sara (CAM) stated there are no new leases and only one previous sale of unit C10.
8. Rules & Regulations
 - a. No report at this time.
9. Landscape Committee
 - a. No report at this time.
10. ARC Committee
 - a. Melissa, as the liaison, stated there were several submissions approved and one open issue waiting on proof of insurance from a contractor installing storm shutters.
11. Website Committee
 - a. Sue Giese, chair, stated they are working with Sara to improve the method by which owners can make online request and improving the flexibility of how the owner's directory can be accessed.
12. Social Committee
 - a. Maria Senior, co-chair, stated that the committee had 17 events this past season with all well attended. They have posted a tentative calendar for next season's events and are always open to suggestions for event ideas from the owners.
 - b. Lorrie asked if the committee would be providing a year-end financial report. Maria stated she did not plan on providing a financial report unless all other groups that take money from owners also provide a like report.
 - c. Dan asked if the Social Committee has a checking account. Maria said they do and so do other groups like the bocce group. Dan stated that he agreed that all committees or groups that take money should provide year-end reports accounting for all revenue and expenditures.
 - d. Lorrie stated that the Social Committee, as a committee, is an extension of the board and that she would like a year-end financial report provided from them.
 - e. Gary recommended that due to the amount of money the bocce group gets from the community that they also should be made a committee. Dan and Lorrie agreed.
13. Long Term Planning
 - a. No report, but Sue Giese stated that June 9 is the scheduled start date for the clubhouse project.
14. Old Business – None at this time
15. Owner's Forum
 - a. A question was asked as to when the March and April financials would be posted and also when the 2024 year-end audited financials would be available.
 - b. Sara responded that they just completed the March financials and that they took longer than expected because of delays in getting data from the previous management company. She stated that now that they have all of the data the April and future statements should be available in a timelier manner. She stated that the 2024 audited financials are being done by Russ Sparks and it should be available within the next couple of weeks.
 - c. There was a question about a unit in I building that is in foreclosure. Sara stated that the unit has been turned over to the bank (Hud) and is in probate. We have requested that the back fees be paid, and the power restored to the unit turned immediately. Sara stated that the unit has been inspected and at this point there appears to be no mold or any other problems. Our attorney is aware of this item and is following it closely.
 - d. Carol Nucci, chair of the Rules & Regulation Committee, read a letter that she had sent to the board and the Rules & Regulation Committee.

- e. Lorrie did note that she had provided a response to Carol concerning her letter and Carol acknowledged such.
- f. An owner asked about the possible replacement of the pool heaters. Lorrie stated that it is a consideration on a list of things to do. Sara stated that J&L Pools was going to meet with her next week to review the pool equipment and give her an assessment of the condition of such.
- g. An owner asked when the pool furniture would be replaced. Lorrie stated that the LTP Committee is looking into this issue and will be making recommendations at a future time.

16. Adjournment

- a. Lorrie asked for a motion to adjourn at 2:15pm. Dan made the motion and Gary seconded. It passed by a vote of 4-0. (Note: Melissa had a previous commitment and left the meeting early.)

Respectfully submitted,

Gary Dunn - Secretary