

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

Board of Directors Meeting 6/3/25, 11:00am

Unapproved 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 and Scott Fisher via Zoom and Melissa Fogarty onsite

Sara Catlett: Catlett Association Management (CAM) Management onsite

Via Zoom: 29 attendees

Present at the clubhouse: 31 attendees

1. Meeting was called to order by Lorrie Beaumont at 11:08am (late due to some technical issues with Zoom)
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 5/13/25 were presented for approval. Scott made a motion to approve; it was seconded by Melissa. 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 April 30, 2025 statement received from CAM.
  - b. Gary asked some questions about the March financial as a follow-up to an email that he had sent to Sara and Bob back on 5/12/25. Sara had provided some answers in an email on 6/3/25 but Gary had some specific questions for Bob about certain line-item expenses that had not been answered.
  - c. There were questions from several owners about the expenses vs. budget YTD and also how the bill paying process was handled between CAM and the BG Treasurer.
  - d. Sara stated that the 2024 audit had been received and was posted to the Bermuda Greens (BG) website.
  - e. Michele Williams, an owner, present to Sara a packet she created for the board with various questions concerning the 2024 BG financials and the 2025 budget. Sara will distribute copies electronically to the board members. Michele will make the packet available to any owner who wants one.
  - f. Lorrie asked for a motion to accept the report. Gary so motioned and Scott seconded. The motion passed 5-0.
6. Manager's Report
  - a. Sara (CAM) stated there is one lease pending for unit G11 and one sale pending for unit F11. She also stated that there were four ARC applications pending approval.
  - b. Gary asked why we weren't using the CAM software (CINC) to store and track the ARC applications and approvals. Sara said we would be moving to it at some point in the future.
  - c. Gary asked where the documents from the office were being stored during the clubhouse renovation. Sara said they were boxed up at this time but were still in the clubhouse office. She will decide where to move them before the clubhouse project begins.

## 7. Old Business

- a. An update on the clubhouse project was provided by Sue Giese, LTP chair. It will start on June 9th and complete by the end of July. The door lock will be changed during construction and she reminded owners to not enter the clubhouse during the project.
- b. It was determined that the contractor will adhere to BG rules and not start before 8:00am.

## 8. New Business

- a. Sara said she spoke with Susan Miller, president of Imperial Gardens (IG), and that Susan had provided a survey that was previously done for IG that addresses the area of property where the bocce court is currently situated. Sara said Susan is amenable to having a written agreement stating that as long as the bocce court becomes no larger and no other items get added to the area that BG can continue to keep it and use it where it currently is located.
- b. There was discussion between board members and it was agreed that the written agreement be developed and approved by our attorney.
- c. Lorrie made a motion to approve a \$1500 expenditure to have Benchmark provide BG with a survey of the bocce court area. Gary seconded. The floor was opened for discussion among the board members. The board members all agreed with the need for the survey and a legally written document for the use of the land so this issue can be resolved permanently. The floor was opened to the owners for comment or questions. Lorrie then asked for a vote from the board members on the motion. The motion passed 5-0.
- d. Gary presented some research he had done concerning the proper use of reserve funds for a condominium association according to Florida Statutes. He believes that since the bocce court is not a listed item on our reserve study nor identified as such in our common elements that no funds from the reserve accounts can be used to replace it, which was approved by board action back in May. He made a motion to table the bocce court replacement project and contract until the funding issue and the property line issue can be clarified and resolved by legal counsel. Lorrie seconded the motion. There was board discussion. Scott ask to amend the motion adding that the issue be resolved by 7/30/25. Gary agreed to the amendment. There was some comments from the owners. The amended motion was passed 5-0.
- e. Sara reviewed the AFC Electric quote of \$2,323 to repair the lights and electric issues at the entrance road to BG. The board unanimously agreed to have Sara move forward with this work ASAP.
- f. Lorrie presented a quote from the contractor R3 of \$2,100 to update the BG Windstorm Loss Mitigation report. Our current report is outdated and needs to be revised to meet insurance needs for all owners. Dan made a motion to approve the \$2,100 expenditure. Gary seconded. There was no discussion. The motion passed 5-0.
- g. There was a comment from an owner requesting better communication from the board to the owners. Melissa asked that we add an item to the July board meeting to discuss addressing some form of monthly communication, like the former Bugle newsletter, to help keep owners updated on issues within BG. She agreed to help spearhead this item.

9. Adjournment

- a. Lorrie asked for a motion to adjourn at 12:37pm. Scott made the motion and Melissa seconded. It passed by a vote of 5-0.

Respectfully submitted,

Gary Dunn - Secretary