

**BERMUDA GREENS  
CONDOMINIUM ASSOCIATION INC  
BOARD OF DIRECTORS**  
Board of Directors Meeting 1/20/24, 10:00am

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 and Scott Fisher – onsite, Bob Giese, - via Zoom

Ken Bloom: May Management onsite

Via Zoom: 11 attendees

Present at the clubhouse: 11 attendees

1. Meeting was called to order by Lorrie Beaumont
2. Ken Bloom stated that Proof of Notice was established
3. A quorum of board members was established at 5.
4. Minutes from the BOD meeting of 11/11/24 and 12/9/24 were presented for approval. A motion was made by Scott to approve, it was seconded by Gary. It was approved 5-0.
5. Lorrie made some President's comments.
  - a. The GIB has removed the speed bumps. It appears that the GIB is still interested in pursuing some type of speed control, possible speed "humps." There is also interest in some type of turnaround at the guardhouse. Lorrie believes these issues are way down the road in the way of timing.
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 November statement. He stated that the community finances are in good shape. We are waiting for our year-end statement from May Management.
  - a. A motion was made by Gary to approve the Treasures Report, seconded by Dan. It was approved 5-0.
7. Manager's Report – None
8. Rules & Regulations – Carol Nucci, Chair, stated they had nothing to report at this time.
9. Long Term Planning – Dan Ryan was asked to report on behalf of the committee. The committee has received three (3) quotes from contractors for renovations to the clubhouse. The committee will be interviewing the contractors in the next several weeks. They plan on bringing a recommendation to the board for approval at the February board meeting.
  - a. Gary stated that he thought the process was being done somewhat out of order. He stated that he believed the committee should be bringing their ideas and scope of the project to the board and seek their approval to proceed before getting quotes and asking for approval of a quote.
  - b. Dan stated that the committee would be meeting on 1/24 and that he would provide that feedback to them.
  - c. Lorrie stated that she believed any quotes for work would be itemized allowing the board to choose to accept or reject specific scopes as desired.
  - d. Emi Lydem, owner in attendance, stated that the clubhouse is common community property and that any changes to it may require a majority vote of approval from the owners. Lorrie stated that the board would take this under advisement.

10. ARC Committee – Guy Miata was present. He stated that the committee had reviewed a request to put extra attic insulation in a unit. The committee stated to this owner that the attics were insulated and that none of the other 230 owners has ever requested this. They suggested the owner consider other means to keep their unit cooler, i.e. proper sized AC unit, window coverings, etc. There was also some business with a request for storm shutters and an insurance company approval within a limited amount of time.
11. Website Committee – None
12. Social Committee – A written report was provided and reviewed by Gary as the board liaison. The report will be attached to these minutes for the record.
13. Landscape Committee – Judy Fisher was present and provided a report. The grounds are looking good with a lot of beautiful blooming plants. Several palm trees were lost last year to disease and some new ones have been planted in other locations. The lake is in good condition and is being checked regularly by our contracted service company.
  - a. Lorrie asked about the status of the hedges on the west side of the pool. Judy said that Jaurez has trimmed them down a safe amount. She will inquire about how much more they could be lowered. Pat Sadler has told Judy that the shed of leaves has greatly diminished since the trimming. Judy had previously provided pricing to the board to remove and replace the existing hedge plants with new ones. She had several options for different size plants. The mid-size plants were around \$3,500 and the larger size going for \$5,000. There was some discussion about how much privacy the new plants would provide.
  - b. Scott reminded owners to caution delivery companies about the size of the trucks they bring into Bermuda Greens and also to direct drivers to back out when possible as opposed to using the three circles. We have experienced damage to the landscape, water lines and sprinkler heads in these locations from trucks using these circles.
14. Lorrie asked for a motion to approve all committee reports. Gary motioned and Bob seconded. The motion passed 5-0.
15. Old Business – Bob provided follow-up to comments from owners about cracks in the new concrete provided on the street project. He brought these issues to the attention of Hagan Engineering. They responded that there are different types of cracks with different causes and that a site inspection of the specific area(s) requested would need to be done to determine if there were warranty issues or not.
  - a. Gary asked about the decolorization issue which is evident in some areas of the new concrete. Bob stated that Hagan did not address this issue in their response.
16. New Business
  - a. Lorrie presented that the board has made the decision to terminate the contract with May Management. She stated that there were numerous reasons over a long period of time that led the board to make this decision. It was especially difficult because of the long-term relationship with Ken Bloom and Claire Marie England. Claire Marie, previous to our decision, had given her notice to leave May Management to dedicate more time to take care for her aging mother.
  - b. Lorrie stated that the board is in discussions with another management company that would better align with the needs of Bermuda Greens. Since the board has not entered into an agreement yet with this company we are unable to entertain requests from the owners at this meeting. The plan is to have the changeover completed by the annual meeting on 4/15/25. An owner's forum will be available at the February board meeting and hopefully we will have answers to any questions that may arise.

- c. Ken Bloom thanked the board and community for their business during the past 8 years. The plan at this stage is to complete the yearend, January and February financials and have the new management company take over starting on March 1. He pledged to help with a seamless transition to the new management company.
  - d. Lorrie stated that Claire Marie has agreed to work remotely during the end of our term with May handling the emails and community request that come through the website along with tracking Pat's work orders.
  - e. The whole board thanked Ken for his service these past 8 years.
17. Adjournment – Scott made a motion to adjourn at 10:33am and Gary seconded. It was passed by a vote of 5-0.

Respectfully submitted,

Gary Dunn - Secretary