

BERMUDA GREENS CONDOMINIUM ASSOCIATION, INC.
c/o KEB Management Services
6017 Pine Ridge Rd #262
Naples, FL 34119

February 18, 2022

RE: Second Notice of Annual Membership Meeting and Board Organizational Meeting

Dear Bermuda Greens Unit Owners:

Notice is given of the Annual Membership Meeting and Election of Directors of Bermuda Greens Condominium Association, Inc. to be held on **March 21, 2022, at 4:00 p.m.** The proxyholder will be present at the Imperial Golf Club, 1808 Imperial Golf Course Blvd., Naples, Florida 34110 from which the meeting will be conducted.

Four (4) candidates have submitted their candidate form for the three (3) open seats making an election necessary.

Whether you plan to attend the Annual Meeting or not, please complete the proxy and return so that a quorum may be established. A return envelope is provided to return your proxy. Without these proxies, a meeting cannot be held. Proxies are also available at the Bermuda Greens Office and on the Bermuda Greens Website.

Agenda

1. Call to Order
2. Establish a Quorum
3. Proof of Notice
4. Approval of Annual Minutes (2019 & 2021), (No Annual Meeting held in 2020)
5. Old Business
 - a. Painting and Building Restoration Completion Status
6. New Business
 - a. Announcement of New Directors
 - b. Vote to allow Reserve Funds to be used for the payment of the insurance premium at the beginning of the 2022 fiscal year, with the funds to be replaced prior to December 31, 2022.
 - c. E-Communication Opt In Status
7. Homeowner Questions and Comments
8. Adjournment

Immediately following the adjournment of the membership meeting, the Board of Directors will hold an organizational meeting with the following agenda:

Agenda

1. Call to Order/ Proof of Notice
2. Election of Officers
3. Adjournment

Enclosed are the following:

Proxy
Return Envelope
Candidate Forms

Return your proxy:

By US Mail: Bermuda Greens COA
c/o KEB Management Services
6017 Pine Ridge Rd. #262
Naples, FL 34119

Hand Deliver: KEB Management Services
11100 Bonita Beach Rd. Ste. 101
Bonita Springs, FL 34135

By Fax: 239-262-5947

By Email: palmer@kebmngt.com or parksh@kebmngt.com

The Community Association Manager will have proxies available at the Bermuda Greens Office.

Proxies may also be filled out on the Bermuda Greens website:

BermudaGreensNaples.com

User name: BGreens

Password: bg2021

**BERMUDA GREENS CONDOMINIUM ASSOCIATION
2022 ANNUAL MEETING
MARCH 21, 2022**

The undersigned owner(s) authorizes the following as their proxy holder.
(Please check one)

- a) President of the Association, on behalf of the Board of Directors, or
 b) _____ (if you check b, write in the name of your proxy)

****Note: If you choose to write in a proxy holder, be sure that person will attend the meeting.**

The proxy holder is authorized to represent the undersigned owner(s) and act in their behalf for all matters which may come before the Association at the 2022 Annual Meeting of the Bermuda Greens Condo Association on March 21, 2022, at 4:00 p.m.

The members running for the Board positions are listed below alphabetically. Since there are three (3) positions available and four (4) candidates running for the board, an election will be necessary. **PLEASE VOTE FOR NO MORE THAN THREE (3) CANDIDATES. BALLOTS WITH MORE THAN THREE (3) VOTES WILL NOT BE COUNTED.**

Lorrie Beaumont

James Menton

Guy Miati

Steve Smith

Please return your proxy as thirty per cent of all members must be present, in person or by proxy, at the meeting, in order for business to be conducted. Please mark the box below.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK (S) PROVIDED BELOW).

Motion to allow the full payment of Insurance Premium from the reserves, and to reimburse the reserves by the end of each calendar year from operating assessments collected.

YES, I approve to use reserves funds to pay for the insurance premium. (Recommended by the Bermuda Greens Board of Directors)

No, I do not approve reserves funds to pay for the insurance premium (If not approved, the association will finance the Premium and incur additional costs for interest.)

Signature(s) of Owner(s)

Bermuda Greens Address (Unit Number)

Printed Name(s) of Owner(s)

Date

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

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C/O KEB Management Services
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Naples, FL 34119

Hand Deliver: KEB Management Services
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BermudaGreensNaples.com

User name: BGreens

Password: bg2021

Lorrie Beaumont
13180 Hamilton Harbour Drive, E-12
Naples, FL 34110

ASA - Accredited Senior Appraiser, American Society of Appraisers
RA - Residential Appraiser, Massachusetts Board of Real Estate Appraisers

GOALS & OBJECTIVES

I am seeking a seat on the Bermuda Greens Board of Directors because I feel as though I have something to offer the community to bring it into the next century. I am uniquely qualified to understand the importance of real estate holding its value. I have been the President of a 5,000 plus member based global association, held multiple positions on Budget & Finance Committees, understand the nuances of websites and privacy, and have engaged with various people from all over the globe. I believe I can help the Board with their fiduciary responsibility to the association, its longevity and health, while fostering a community of collegial residents. My parents were original owners and we have been owners of Bermuda Greens since 2004. I have enjoyed this community and its residents and have built some wonderful friendships. I feel as though it is time for me to give back and offer some of my time and a few of my talents to continue to make Bermuda Greens a great place to call home.

BERMUDA GREENS COMMITTEES

- **Architectural Review Committee (ARC) – 2014 to 2020**
Researched and wrote the ARC Guidelines and Booklet, Reviewed ARC Applications for Compliance
- **Long Term Planning Committee – 2019 to Present**

PROFESSIONAL EXPERIENCE

I have been actively engaged in the appraisal of real estate for more than forty years. Some of my professional assignments include market value appraisals of vacant land, residential single-family properties, High-end estate valuations, condominium dwelling units and two to four family dwelling units. I subcontracted for a moderately sized appraisal offices for ten years before establishing my own appraisal business. I have also been involved in reviewing appraisal reports for the Federal National Mortgage Association (FNMA) and various banks and financial institutions. I currently hold a Certified Residential Appraisal License in the state of Massachusetts.

PROFESSIONAL MEMBERSHIPS & VOLUNTEER SERVICES

- **American Society of Appraisers (www.appraisers.org)**
 - Executive Committee - International Immediate Past President – 2021 to Present**
 - Executive Committee - International President – 2020 to 2021
 - Executive Committee - International Vice President – 2019 to 2020
 - Executive Committee - International Secretary/Treasurer – 2018 to 2019
 - Budget & Finance Committee - Real Property Discipline Treasurer – 2015 – 2017
- **Massachusetts Board of Real Estate Appraisers (www.mbre.org)**
 - Appraisal Hall of Fame – Class of 2019
 - President, President Elect, Vice President. Treasurer, Secretary – 2002-2007
 - Board of Trustees Member – 1998-2002
 - Audit & Budget Committee Chair – 2001-2003
 - Management Committee – 2001-2007
 - Strategic Long Range Planning Committee Group Leader – 2001
 - Chair of Selection Committee to hire Executive Vice President – 2006
- **Norfolk Golf Club (www.norfolkgc.com)**
 - Executive Board Secretary & Webmaster
 - Actively engaged in a 2.5 million dollar clubhouse renovation project as a Board member

PROFESSIONAL ACCOMPLISHMENTS APPOINTMENTS

- Appointments to **The Appraisal Foundation**, MBREA Representative to the Appraisal Foundation Advisory Council (TAFAC), Washington, DC 2007-2014 and **The Warren Group**, Banker and Tradesman Advisory Board Member 2007 to 2009
- **Instructor and Guest Lecturer**, Massachusetts Board of Real Estate Appraisers
- **Published Articles and Opinions**, New England Real Estate Journal, Banker & Tradesman, MBREA Newsletter and ASA

James Menton
(508)-468-4015



13061 Hamilton Harbour Dr R7 Naples Fl. 34110
jmenton1@gmail.com

Business Experience

An influential Senior Executive and published author in the global enterprise IT software business and with a 30-year track record of success building and leading strong teams that deliver tangible top and bottom-line business results. Exceptional ability to identify, position and capitalize on emerging growth opportunities in both start up and large enterprise environments.

Roles:

Founder- ChoosEnergy Software
Global Sales- Multiple tech firms SAP, ABB, Elster,
EVP US Tech firm
General Mgr.- Global Operations \$2B Global Tech Firm
Independent Advisor- VC backed Tech Start Up
Managing Director Global Tech firm
Business Consultant- Multiple firms

Education

Licensed Florida Business Broker BBF
International Business Brokers Association IBBA
Master Business Administration MBA, Suffolk University Boston Ma.
Bachelor Business Administration BA, Eastern Nazarene College Boston Ma.
Associate Mechanical Engineering, Franklin Institute Technology

Expertise:

-Strategic Sales, Acquisitions, IPO	-Strategic Business and Market Planning
-Start-ups, Corporate, and Consulting	-Product Development and Launch
-M&A, P & L and Operations	-Strategic Partnership Development

Organization and Community Involvement

Past Bermuda Greens ARC Committee Lead
Massasoit College Board of Directors
Rotary Bonita Springs Florida
Licensed Florida Business Broker
Mentor MIT Clean Tech Competition
Chartered industrial Gas Consultant
International Building Owners and Managers Association
Associated Builders and Owners of Greater New York and Boston
Executive Board, National Energy Marketers Association (NEM) Washington DC

Association Issues: Improved Board Transparency, Strategic Financials/Long Term Planning,
Vendor Contracting Structure

CANDIDATE INFORMATION SHEET FOR BERMUDA GREENS COA
FOR ELECTION TO BOARD OF DIRECTORS

GAETANO J. MIATA

13093 CASTLE HARBOUR DRIVE, UNIT L-11
NAPLES FL, 34110
TEL: 914-414-5636

Degree in Business Management from Seton College (Yonkers NY '88)

Business Experience: Spent 30 of my 37 years of Federal service in USPS Facilities Management, specializing in Facilities Maintenance, Equipment Maintenance/Engineering, Corporate-level Maintenance Management and Facilities Contracting.

Facilities & Equipment Maintenance: I had direct responsibility for all levels of Maintenance in multiple USPS facilities in the greater NY area. In this capacity I managed staffs from 40 to upwards of 1,800 employees. Annual workhour budgets ran as high as 3.3 million workhours valued at over \$66Million. The staffs handled everything from custodial (janitorial) maintenance, plant maintenance (electricians, welders, plumbers, carpenters etc etc) to equipment engineering ... electronics and computer techs. This was accomplished through a group of subordinate supervisors and tech services personnel. These were major processing plants in NYC from 400,000 to over 2,000,000 sq. ft..

Corporate-Level Maintenance Management: In this capacity, I was responsible for ascertaining the maintenance staffing levels of 30 USPS Processing and Distribution Centers (P&DCs) in the NY Metro Area. This area comprised NYC, Long Island, Westchester Country, New Jersey and the Carribean. In addition to setting the staffing levels I and or my staff would also audit these facilities to ensure that all applicable USPS policies were being followed. The staff included, a General Engineer, 2 Computer Specialists, 1 Software Specialist, and 1 Maint. Mgmt Specialist.

USPS/Federal Contracting Officer: In my last position as Area Manager for Maintenance Support I also held a Contracting Officer's Warrant for \$250,000.00. This meant I could legally bind the above mentioned USPS P&DCs in Repair & Alteration contracts up to that amount of money. This was accomplished through a staff of 3 Architect Engineers and 5 Facility Engineers.

Post Retirement: In years since retiring I was employed by Harris Enterprise Services (they were under various contracts to the government) rewriting several different USPS Maintenance and Engineering Manuals. Followed by employment by MBA/CSI studying and right-sizing staffing levels in various offices. Also did right-sizing studies while employed by the University of Oklahoma. Currently doing working as a senior associate with Healy Associates LLC, training USPS employees in various offices around the country to operate and maintain the latest pieces of sortation equipment being deployed to delivery offices.

Organization & Community Involvement: For the last two years I have served on the Board of Bermuda Greens. My most visible function (on every Monday and Thursday mornings) has been to ensure that our pool remains sparkling clean. In addition to this, since I've been an owner here (2015-present) in Bermuda Greens (BG) you've come to know me as the person who provides music at most of our BG functions. I also provide this service to many of the senior homes in the Naples area. It is truly amazing the level of satisfaction that comes from seeing people who are in these centers, often times confined to wheelchairs, seemingly come alive when we play the music of their younger days. It is one of the most gratifying things I do. In addition to music services, I am also a member of the US Coast Guard Auxiliary and recently transferred my membership from New Rochelle NY Flotilla to the Bonita Beach Flotilla. The Naples Flotilla's area of responsibility (AOR) is out of Naples Bay while the Bonita Beach AOR, out of Wiggins Pass, is much closer to where we live.

I have always been the type to get involved and direct what happens rather than to sit back and either let things happen or complain about them when they do. Overused management-type phrasing here would cast me as proactive rather than reactive.

I think we have a beautiful community here and want to do everything I can to ensure that it stays that way. While it is important to be able to say "this is how we're going to do things" it is equally, and sometimes more important to ascertain what people want to do before making those decisions.

STEVEN SMITH

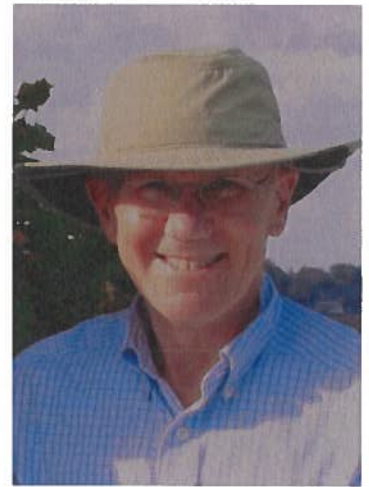
Purchased 13180 Hamilton Harbour Dr Unit E1 Naples, FL 34110 in 2005; In-laws were original owners of K-9 in 1992

Education: BA Boston University 1974

MD University Massachusetts Medical School 1978

Clinical Fellow Harvard University 1978-1982

Residency Massachusetts General Hospital, Boston, MA 1978-1982



PLATFORM: If re-elected I will continue to listen to the concerns of unit owners. I will continue the improvements in Bermuda Greens (BG) while working within the budget in order to keep BG financially sound. Safety issues are always a primary concern. This particularly relates to the areas of broken and uneven concrete in roadways, as well as in the walkways. I have completed multiple workshops in Community Association Board Certification Training over the years. This certifies me to serve on a condominium board in the state of FL. I also take multiple voluntary courses each year regarding condominium board members' responsibilities, which also includes updates in FL statute 718, which regulates all condominiums in the state of FL. I strongly believe in following this 718 FL statute as well all BG documents. My decisions are always based on what I believe to be in the best interests of BG.

Bermuda Greens Committee and other Project Involvement:

- Current and continuous Bermuda Greens board member since first elected in 2015.
- Current landscape committee member and have been since 2013. I meet with landscaper on a regular basis. Completed a multiweek "Landscaping Expert Certification course" in 2020. Also meet with BG arborist regarding annual tree trimming projects of both palms and hardwood trees.
- I have attended all BG Board meetings since first elected in 2015 and almost all board meetings since arriving full time in BG in 2013.
- Oversaw road replacement on Castle Harbour Dr. and repair projects during the summers of 2015-2017 and some smaller projects since.
- Served as the Bermuda Greens alternate representative, for several years, at the Greater Imperial Board meetings, the board which is in charge of the Imperial master association.
- Organized and coordinated Hurricane Irma clean up, repair and re-plantings in 2017 with BG landscape contractor and BG tree trimming service.
- Often walk front and back of BG property looking at and examining landscape, and lakes as well as looking for any other issues related to property or buildings.

Work Experience:

- Private practice physician for 31 years as a board certified hospital based anatomic (surgical) and clinical pathologist with 24 of those years serving as Director of all laboratory services in the hospital:
 - Responsible for all laboratory testing and quality control as well as overseeing all laboratory personnel.
 - Responsible for meeting all state, federal, as well as professional agency regulations with all having periodic unannounced onsite inspections.
 - Full voting member on hospital medical board which met monthly with hospital president and CEO, hospital vice presidents as well as all medical and surgical department chairpersons and a few elected medical staff physician representatives.
- Co-responsibility with Laboratory Administrator for overseeing several million dollar operating and capital equipment budgets.