

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

---

March 8, 2024

**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 **April 8, 2024, at 3:00 p.m.** at the Bermuda Greens Clubhouse, 13136 Castle Harbour Dr., Naples, Florida 34110.

**Three (3) candidates have submitted their candidate forms for the three (3) open seats, making an election not 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 (2023)
5. Old Business
6. New Business
  - a. Announcement of New Directors
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 May Management Services  
6017 Pine Ridge Rd. #262  
Naples, FL 34119

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

By Fax: 239-262-5947

By Email: [spalmer@maymgt.com](mailto:spalmer@maymgt.com)

The Community Association Manager will have proxies available at the Bermuda Greens Office. You may also drop your proxy off to Claire Marie at the clubhouse.

Electronic Proxies are available on the Bermuda Greens website:

[BermudaGreensNaples.com](http://BermudaGreensNaples.com)

Username: BGreens

Password: bg#2023

**BERMUDA GREENS CONDOMINIUM ASSOCIATION  
2024 ANNUAL MEETING  
APRIL 8, 2024**

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 on their behalf for all matters which may come before the Association at the 2024 Annual Members Meeting of the Bermuda Greens Condo Association on April 8, 2024, at 3:00 p.m. at the Bermuda Greens Clubhouse. 13136 Castle Harbour Dr., Naples, FL 34110.

The members running for the Board positions are listed below alphabetically. Since there are three (3) positions available and (3) candidates running for the board, an election will not be necessary.

Lorrie Beaumont      Scott Fisher      Daniel Ryan

**Please return your proxy as thirty percent of all members must be present, in person or by proxy, at the meeting, in order for business to be conducted.**

Return your Proxy:

By US Mail: MAY Management Services  
6017 Pine Ridge Rd #262  
Naples, FL 34119

Hand Deliver: MAY Management Services  
11100 Bonita Beach Rd Ste 101  
Bonita Beach, FL 34135

By Email: [spalmer@maymgt.com](mailto:spalmer@maymgt.com)

\_\_\_\_\_  
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.

**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 continuance on the Bermuda Greens Board of Directors because I feel as though I still have more to offer the community to bring it into the 21<sup>st</sup> 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 husband and I 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 I can bring Bermuda Greens a better method of communication and a better website experience.

## **BERMUDA GREENS COMMITTEES**

- **Bermuda Greens Board of Directors** – 2022 to 2024
- **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 2023

## **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. I have held all executive officer positions with the American Society of Appraisers culminating in my International Presidency in 2022. I was also president of the Massachusetts Board of Real Estate Appraisers in 2007. I was appointed to The Appraisal Foundation as MBREA's representative and have been an instructor and lecturer for the MBREA. I have published numerous articles and opinions for the New England Real Estate Journal and the Banker and Tradesman Newspaper. I was also the Secretary and webmaster for the Norfolk Golf Club in Westwood, MA.

## **PROFESSIONAL MEMBERSHIPS & VOLUNTEER SERVICES**

- **American Society of Appraisers** ([www.appraisers.org](http://www.appraisers.org))
  - Executive Committee - International Secretary/Treasurer, VP & President – 2018 to 2021
  - Budget & Finance Committee - Real Property Discipline Treasurer – 2015 – 2017
- **Massachusetts Board of Real Estate Appraisers** ([www.mbre.org](http://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](http://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

**CANIDATE NAME:** *Scott Fisher*  
**BERMUDA GREENS ADDRESS:** *13100 Hamilton Harbour Drive, #G-1*  
*Naples, FL 34110*  
**PHONE:** *610-909-8611*

### **EDUCATIONAL BACKGROUND AND BUSINESS EXPERIENCE**

I am a graduate of Temple University, Philadelphia, PA where I received my Bachelor of Business Administration (BBA) degree majoring in Organizational Management. After a brief stint in the newspaper business, I joined Prudential Financial and subsequently earned the Chartered Life Underwriter (CLU) and the Chartered Financial Consultant designations (ChFC) from the American College in Bryn Marw, PA. During my 40 years with Prudential, I traveled extensively throughout the US with responsibilities that included the recruiting, selecting, training and development of field management, overseeing territorial budgets and real estate operations, and numerous project management assignments. I retired in 2020 as Vice President, Administration in the company's Newark, NJ home office.

### **ORGANIZATION AND COMMUNITY INVOLVEMENT**

For the past 39 years I have been a member of Kiwanis, however, work and travel prevented me from contributing at the level I would have liked. Four years ago, when I retired, I reengaged in my local club to give back by helping the "children in need" of our community. I am currently the president-elect of the Kiwanis Club of Easton, PA, and a director (secretary) of their Foundation. In addition, for the past couple of years I have been the chairperson of the Bermuda Greens Landscape Committee which has provided me with a wonderful opportunity to meet many of our residents to discuss their various landscaping inquiries. Most recently I have been a member of our Road Committee acting as a liaison between the road contractors and our landscaping contractor.

### **THOUGHTS ON ISSUES FACING THE ASSOCIATION**

My wife, Judy, and I have been owners since February 2020, we love it here and feel blessed that we've been given the opportunity to be part of this beautiful community. Clearly, the current and prior boards have been forward thinking in addressing a number of major issues (roof replacement, building painting, structural repairs, street restoration, etc.) and it is the obligation of the new board to maintain this momentum and continue to be active rather than reactive in addressing maintenance and repair issues, upkeep of common areas, rules enforcement, budget/financial management, vendor relationships, and communications. Obviously, insurance coverage will continue to be a challenge and can only be addressed on a year-to-year basis given how the weather treats us and the impact it has on our premiums. Finally, a good working relationship with our management company is critical in meeting the future needs and challenges our community will face. These potential issues can only be successfully addressed with clear, consistent, and respectful communications between board members and owners.

DANIEL R. RYAN  
13055 Castle Harbor Drive (Unit K-4)  
Naples, Florida

---

**SUMMARY:**

**Security:**

I have, in the past, in the security field for the Chicago White Sox, Chicago Bulls and Chicago Blackhawk's. This encompassed a variety of experiences with large and small crowd dynamics and as well as experiences with employees and patrons from diverse backgrounds.

**Police:**

Twenty-Six- and one-half years of service to the Illinois State Police in various divisions and sectors. Progressed from Trooper through Lieutenant throughout the duration of my employment. Participated in numerous training / education seminars and courses to enhance knowledge. Specialized in areas pertaining to police marine unit operations, auto theft, surveillance, and undercover operations among other things. Received various awards and recognition while serving the organization.

**Military:**

Over 20 years serving in the United States Army Reserve. Received intensive training pertaining to military operations. Honored with several awards for excellent service and dedication. Currently Retired and collecting a pension from the military.

**Retired Life**

Living in the Bermuda Greens Condominium complex. Previously served on the "Road Committee" charged with the repair and upgrade of the existing roads in the community. Currently serving on the Long-Term Planning Committee charged with the review and planning of the results developed from the Reserve Study conducted in 2020.

---