

BERMUDA GREENS CONDOMINIUM ASSOCIATION, INC.

NOTICE OF MEETING OF THE BOARD OF DIRECTORS

NOTICE is hereby given of a meeting of the Board of Directors at the date, time, and location shown below:

Call in Instructions Only: (US) 1-929-205-6099, Meeting ID: 854 8833 9696,
Passcode: 827046

Date: Tuesday September 15, 2026

Time: 3:00 p.m. Eastern Time (US and Canada)

Location:

Onsite Meeting at Clubhouse, 13136 Castle Harbour Drive, Naples, FL 34110

Remote: If calling in, please mute your phone or computer unless asked to speak

AGENDA:

1. Call to Order
2. Proof of Notice
3. Establish a Quorum
4. Disposition of Meeting Minutes
5. President's Report
6. Treasurer's Report
7. Manager's Report
 - a. Sales & Leases
8. Committee Reports (If applicable):
 - a. Rules & Regulations Committee
 - b. Landscaping Committee
 - c. ARC Committee
 - d. Website Committee
 - e. Social Committee
 - f. Bocce Committee
 - g. Long Term Planning Committee
9. Old Business
 - a. Lake Shoreline Restoration project update
10. New Business
 - a. Consideration of Comcast offer for contract extension of internet and video services.
 - b. Review request from L2 owner to make an exception to the entry door standards.
 - c. Amend ARC Guideline document to further define entry doors as presented. (see below)
Currently as written
7. Storm/Screen Doors:
 - a. Entry storm and screen doors installed at the front entry doorway must be full view

glass doors with full screen or self-storing screens.

b. Entry storm/screen doors must be White in color.

c. Hardware may be Nickel or Brass in color.

d. Attached to this document are photographs of acceptable storm doors models.

As revised

7. Entry Doors & Storm/Screen Doors:

a. Entry doors to all units must be steel exterior grade with four vertical panels similar in style and color to all other existing entry doors. No glass is allowed in any part of the entry door.

b. Storm and screen doors installed at the front entry doorway must be full view glass doors with full screen or self-storing

c. Entry storm/screen doors must be White in color.

d. Hardware may be Nickel or Brass in color.

e. Attached to this document are photographs of acceptable entry and storm doors

11.Owner's Forum

12.Adjournment

ZOOM INFORMATION

BG Secretary is inviting you to a scheduled Zoom meeting.

Topic: BG Board Meeting

Date: Tuesday , 2026

Time: 3:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85488339696?pwd=amPYhHkrC3lU5fbGcEC7PGq2rZ7hwL1>

Meeting ID: 854 8833 9696

Passcode: 827046

One tap mobile

+13017158592,,85488339696#,,, *827046# US (Washington DC)

+13052241968,,85488339696#,,, *827046# US

Dial by your location

- +1 929 436 2866 US (New York)

- +41 31 528 09 88 Switzerland

Meeting ID: 854 8833 9696

Passcode: 827046

Find your local number: <https://us06web.zoom.us/j/kd4Kg6PzHe>



Comcast Proposal Review:
Bermuda Greens Condominium Association, Inc.



A Trusted Broadband Consultancy Firm for HOAs

www.broadband-strategies.com





Option 1

- **Ultimate TV Package** (220+ HD channels)
- **3 X1 Set-Top Boxes** per unit
- **150 Hours of Cloud DVR**
- **1 Gbps / 40 Mbps Internet** (1,000 Mbps / 40 Mbps)
- **8-Year Agreement Term** (**Beginning 10/1/2026**)
- **Annual Rate Escalator: 4%**
- **Voice service** available at standard Xfinity retail rates (**no \$25 voice line discount**)
- **Signing Bonus: \$225.00** per unit
- **Monthly Rate: \$80.99** per unit

Option 2 (Imperial Deal Points)

- **Ultimate TV Package** (220+ HD channels)
- **3 X1 Set-Top Boxes** per unit
- **150 Hours of Cloud DVR**
- **1 Gbps / 40 Mbps Internet** (1,000 Mbps / 40 Mbps)
- **10-Year Agreement Term** (**resulting in a total term of 13 years and 8 months, beginning 10/1/2026**)
- **Annual Rate Escalator: 3.5%**
- **Voice service** available at standard Xfinity retail rates (**no \$25 voice line discount**)
- **Signing Bonus: \$300.00** per unit
- **Monthly Rate: \$69.50** per unit

8-Year Price Escalation Schedule

Year 1 Monthly Price	\$80.99		
Annual Escalation	4.00%		
Year	Monthly Price	Annual Price	Cumulative Cost
1	\$80.99	\$971.88	\$971.88
2	\$84.23	\$1,010.76	\$1,982.64
3	\$87.60	\$1,051.19	\$3,033.82
4	\$91.10	\$1,093.23	\$4,127.05
5	\$94.75	\$1,136.96	\$5,264.02
6	\$98.54	\$1,182.44	\$6,446.46
7	\$102.48	\$1,229.74	\$7,676.19
8	\$106.58	\$1,278.93	\$8,955.12
8-Year Total per Unit			
			\$8,955.12

Escalation is applied once annually beginning in Year 2. Figures are shown per unit.

13-Year Price Escalation Schedule

Year 1 Monthly Price	\$69.50		
Annual Escalation	3.50%		
Year	Monthly Price	Annual Price	Cumulative Cost
1	\$69.50	\$834.00	\$834.00
2	\$71.93	\$863.19	\$1,697.19
3	\$74.45	\$893.40	\$2,590.59
4	\$77.06	\$924.67	\$3,515.26
5	\$79.75	\$957.03	\$4,472.30
6	\$82.54	\$990.53	\$5,462.83
7	\$85.43	\$1,025.20	\$6,488.03
8	\$88.42	\$1,061.08	\$7,549.11
9	\$91.52	\$1,098.22	\$8,647.33
10	\$94.72	\$1,136.66	\$9,783.98
11	\$98.04	\$1,176.44	\$10,960.42
12	\$101.47	\$1,217.61	\$12,178.04
13	\$105.02	\$1,260.23	\$13,438.27

13-Year Total per Unit

\$13,438.27

Escalation is applied once annually beginning in Year 2. Figures are shown per unit.