

BERMUDA HOUSE ASSOCIATION, INC
328 N. Ocean Blvd
Pompano Beach, Fl. 33062

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February 19, 2011

Dear Owners,

I would like to take this opportunity to bring you all up to date on important issues and inform you of recent actions at the February 17, 2011 Bermuda House Annual Owners Meeting and Board of Directors Meeting. The minutes for both these meetings will be posted when available on the Bermuda House website (<http://thebermudahousecondo.com>).

In 2011 (3) three Directors were to be elected. There were only (3) nominations submitted, therefore, no election process was necessary.

Steve Bertelli informed the Association that he did not desire to be President of the Association in 2011. At the organizational meeting the decision was made by Director majority that I (Steve Snider) would serve as President of the Bermuda House Association in 2011. No other changes were made regarding Officers with Jules Goodison (Vice President), Bill Borowy (Treasurer), and Joann Semak (Secretary). Serving as Directors include Tom Scallan, Rick Ciesla, and Steve Bertelli. The Board of Directors function as a team and I thank them for their confidence.

Owner Meeting discussion and voting by Owners and the Board of Directors included the following highlights of the meeting. Additional issues will be in the minutes and website posted.

1) Reading of last years 2010 Owners Annual Meeting minutes included a second hand smoke complaint by a owner and in the resulting discussion it was noted that the Association in the past year has received complaints regarding second hand smoke from balconies and adjoining unit ventilation ducts. A debate ensued among owners regarding rights to smoke inside individual units and on balconies. A owner motion that the Bermuda House Association be completely smoke free including inside individual units was put on the floor. This motion was adapted to be subject to attorney advice regarding legality and proper procedure as a amendment to declaration of condominium. A vote was taken and the motion was passed by owner majority vote. More information will be forthcoming after the Association attorney reviews this controversial motion. As of today no changes are in effect regarding smoking in individual units and on owner balconies. Please be considerate of your neighbors since second hand smoke is considered a undesirable odor and a violation of Bermuda House Rule section 2, paragraph F.

2) Reportedly there are owners who have tiled or carpeted their balconies. The Association was criticized by several owners for not enforcing this Bermuda House rule and not taking action. There was discussion regarding a unit that installed tile due to improper drainage of rain water from the unit balcony without proper Association approval and the fact that a previous Board of Directors approved this by not requiring removal. This Board of Directors agreed that the existing rules and regulations will be strictly enforced in 2011.

- 3) The Full vs Partial reserves was voted upon and partial reserves prevailed.
- 4) Annual window washing was voted upon and unit owner windows will be washed once per year. Most likely in January when most owners are here.

The Board of Directors meeting followed the Owners Meeting:

- 1) Treasurers report was read. No special assessments in the forecast although the Fire Alarm Project may result in additional expense.
- 2) 2011 Bermuda House Association audit will be a full audit this year.
- 3) Automatic debit for maintenance may be forthcoming in future subject to bank fee approval.
- 4) Comcast Cable change requires owners to acquire a special Comcast box for each television that does not have a Comcast box. Reportedly free for up to 3 televisions and available on-line.
- 5) LED lighting for common areas will be investigated for energy savings.
- 6) Water and sewer charges are very expensive for the Association and a quote for renewal of unit owner old toilets that are not water efficient will be investigated for future proposal at Board of Directors meeting. More efficient sprinkler timing of grounds will also be investigated.
- 7) AED Automatic Defibrillator/medical equipment. Issue referred for legal advice.

Please be aware of the fact that any and all questions from owners or guests, relative to the operation, or management of the Bermuda House should be directed to our CAM Sherri Albin. The Bermuda House phone number 954-781-5522 will call forward to Sherri for emergency only issues. Emergency issues will be addressed by our Manager 24/7 and appropriate staff or contractors will be contacted by our Manager Sherri. The office will be open Monday thru Friday from 9:30am to 11:30am for owner issues and non-emergency phone calls should also only be between those hours. Complaints should be letter or email and our manager will respond promptly to your concerns. Please refrain from contacting Bermuda House Directors for non-emergency issues. The Bermuda House email address is bermudahouseassoc@comcast.net

In order to protect the aesthetic and financial value of your home and community, please accept this as a friendly letter. The Association has the responsibility of enforcing the rules and governing documents. Your neighbors have a right to expect that the Association will enforce these rules. I understand that not everyone may consider the rules important. Nonetheless we must ask everyone to comply with Bermuda House Association Rules.

Sincerely, Steve Snider- Bermuda House President