

## **Bermuda House Board Meeting 7:08 pm 3-29-2007**

Present:

Jules Goodison, Margie Casey , Steve Snider, Steve Bertelli, Jim Desantis, Shirley McCarthy on phone.

Mike Sobel attorney present.

Wave min last meeting Steve Snider motioned Jules 2<sup>nd</sup> , all in favor.

Steve Snider motioned to appoint Bill Borowy to board Steve Bertelli 2<sup>nd</sup> all in favor.

**Lower Garage Security Gate** -Getting bids from Keith Sullivan, white railing around south peripheral wall and gate with key fob access on walkway to underground garage needed to totally secure garage.

**Computer usage** - Motion to remove the computer and sell it and enable wireless in the Bermuda House Club Room for owners and guest. Jim Desantis motioned, Shirley McCarthy 2<sup>nd</sup> all in favor, Jules Goodison abstained.

**Black Rhino Shutters** - Margie Casey request unit owners routinely maintain their shutter with a silicone lubricant, Steve Snyder asked unit owners to silicone lubricate the securing rod screws ever 3 months. Megan will post notices in the elevator every quarter to ask owners to lubricate shutters.

**Insurance Coverage** - Bill Borowy explained BHC (Bermuda House Condo) insurance coverage items, expiration dates, and cost from Smith Watson Parker and True & Assoc. (see attached sheet) Bill proposed several strategies which are listed on the attached sheet. Board discussed getting a new appraisal on BHC to be used for future quotes. Mike Sobel gave unit owners a chronology of the complicated past and current status of insurance. Bill Borowy indicated that if all windows in BHC where not up to code in the next 3 days BHC insurance rates will increase. Any unit owner windows not up to code will be replaced by BHC and billed to owners as motioned and carried in previous board meetings.

**Elevator Repairs** – Jim Desantis gave overview of repairs to elevators and the items covered in the 3 bids received. Steve Bertelli motioned to do repairs with a final price not to exceed \$12,000 Steve Snider 2<sup>nd</sup> all in favor.

Margie asked that unit owners and guest respect the office hours and time with Megan so building business can be done.

**Turtle Season** – To prevent \$300/day fines all balcony lights that are shining will be replaced with appropriate lights by BHC.

**Social Committee** – Members where recognized for their time and outstanding performance.

## **New Business**

- Mike Sobel suggests the board pass a motion to negotiate for settle amounts due from unit \*\*\* Steve Snider motioned for Mike Sobel to negotiate settlement, Jim Desantis 2<sup>nd</sup> all in favor.
- Water restrictions are now imposed on BHC by the city. You can only wash your car on Tuesdays, Thursdays and Sundays once an exemption from the city is issued.
- Please remove all materials from in front of cars in the garage areas or they will be removed and thrown out.
- Bill Borowy suggested the need to have BHC concrete inspected by structural preservation before the 5-year warrantee expires. Bill asked all unit owners to note any areas of their units that may need repair i.e. Cracks, Spalding concrete.
- Roof repair around the cooling towers to be done for about \$5000 if more leaks appear may need to replace roof.
- Steve Bertelli to get offsite computer backup with accounting.

**Meeting adjourned** - motioned by Julies Goodson 2<sup>nd</sup> by Steve Bertelli at 9:15pm all in favor.