

**Bermuda House Board of Directors Meeting
December 11, 2008 Started at 7:00 pm**

- I. Present at meeting;** Steve Snider, Tom Scallan, Jules Goodison, Joann Semak, Jim Desantis and Bill Borowy by phone.
- II. Waiving of reading of previous Board of Directors Meeting minutes,** motioned by Tom and 2nd by Jim, all in favor.
- III. 2009 Budget.** No input was made by any unit owners from previous Board of Directors meeting to make any changes to the budget. Motion was made by Bill to approve the final budget for 2009 2nd by Tom all in favor.
- IV. SPS Report** – Bruce Storkel, Peter Haupt and Reggie Johnson were all present from SPS. Steve Snider wanted a breakdown of how much more the concrete would be costing. Swing stage every time it moves to another stack was 1400.00 Steve thought this was excessive and man hours were questioned.

Peter spoke from SPS said man hours were higher because of the Thanksgiving Holiday and being off for 2 days, this will happen again at x-mas. (2) units had extensive repairs inside unit 406 & 506. 405 & 505 were (2) that were in question that needed to be check currently. East side of building was not checked when renovations were made to the building 5 years ago.

All windows are being caulked and sealed and windows were installed without proper caulk and adhesive. SPS is painting and patching also as they go along. Rebar is rotting out and that needs to be addressed. 705 windows were sealed with drywall mud. Bruce from SPS said that work being done on East side has a warranty of 5 years. South side is complete except for paint.

Total project figures to date are 191,000.00 Money coming out of Reserves. Bill Said reserves has enough to complete the job and suggest the building gets inspected every year for cracks. Change orders were brought up by Steve S and Must be signed by our engineer from Miller engineering. Steve Young from Miller will be following up on progress and determining if cost are correct.

V. Ongoing & New Business

Motion to continue to charge estoppel fees. Motion was made by Jules to raise fees to 125.00 and 200.00 for same day service on estoppel fees for purchase and refinance. 2nd by Tom all in favor. Resolution will be submitted into the Bermuda House documents for estoppel fees.

Comcast – Steve S. and Jules met with Comcast and contract will be signed for **10 years at 4% price increase**. Each unit will cost 26.95 and include HBO. Every unit will receive (1) box and then if they want additional boxes for each room and TV they can purchase them. High Definition box will be 13.95 per month. All service can be turned on and off in units just by calling service center. Bundle packages can be ordered for phone, internet etc.....

Comcast will be in the building on March 15, 2009.
Direct TV did not even come back with a competitive bid for service.

Christmas Trees – Real trees must dispose of it yourself, no dumpster.
Catwalks – No items should be on catwalks especially mats attract moisture.
Noise – Not an office issue. Between neighbors address it yourself.
Jorge- Maintenance man – Do not approach during working hours, odd jobs after his work day is finished.

Stokes (808) complaint – Had car battery charger disconnected why he was away for summer and said purchased unit because of plug. Board informed not fair to other unit owners and he has to make other arrangements to keep battery charged plug is common property and complaints about special accommodations.

Mr. Stokes advised the Board of Directors that they will be hearing from his lawyer. Steve S., President advised that any owners suing the BHC association will have a defense assessment in their name for fees.

Motion to adjourn at 8:30 p.m. by Tom and 2nd by Jim, all in favor.