

**Bermuda House**  
**Board of Directors Meeting**  
August 10, 2010  
6:30 pm

**1. Call to Order**

Meeting was called to order at 6:35pm by Steve Bertelli

**Present at the meeting:** Steve Bertelli, Steve Snider, Tom Scallan, JoAnn Semak , and Sherri Albin, Property Manager

**Present by phone:** Bill Borowy, Rick Ciesla , and Jules Goodison

**2. Approval of Minutes**

**MOTION** made by Steve Snider to waive the reading of the last meeting minutes and 2<sup>nd</sup> by JoAnn, all in favor.

**3. Old and Ongoing Business**

**a. Camera System-**

There were two camera proposals by Smart Security- one for \$2986 for better grade cameras and one for \$2563 for lesser grade cameras as an alternative. Both are to be hard wired in and guaranteed to be replaced for up to(5) five years for corrosion to the cameras. Board decided to go with wireless cameras instead.

**MOTION** made by Steve Bertelli to research the purchase of (2) two wireless cameras that enable night vision for under \$2000, motion was 2<sup>nd</sup> by Bill, all in favor.

**b. Fire alarm horn project installation/awarding of contract-**

Vision Security bid: \$53,116

AAA Electrical bid: \$47,900

Discussion was had by board.

**MOTION** made by Steve Snider, subject to permits being assumed and all licenses and insurances being provided and up to date, contract will be awarded to AAA Electrical.

**Motion** was 2<sup>nd</sup> by JoAnn, all in favor except Tom against, duly noted. There will be no work performed during holidays or on the weekends.

**c. Assessment and payment schedule for Fire Alarm and other projects**

**MOTION** made by Bill for a Special Assessment in the amount of \$495 per unit for the retro fitting of the Fire Alarm System and any associated repairs to walls and ceilings. First installment of \$245 to be due on October 1st, 2010 and second payment of \$250 due on November 1<sup>st</sup>, 2010. Motion was 2<sup>nd</sup> by Jules, all in favor except Tom against, duly noted.

**d. Fencing project status-**

Sherri gave status from the contractor Mark. He stated that he is still waiting on the permit to be approved, however he said the permitted department will not approve a (5) five foot high fence, it may only be (4) four feet high but he can still keep the same number of cables. Steve Snider said that is fine and he is still moving forward with getting it through permitting.

**e. Screening Fees-**

**Motion** made by JoAnn effective immediately, that all screening fees related to leases be paid by unit owners. Motion 2<sup>nd</sup> by Tom, all in favor.

**f. Fire Extinguishers-**

Sherri discussed we had our annual fire extinguisher inspection and we had to replace 19 old ones that were over 18 years old. Board wants me to find out how many if any will have to be replaced next year for the budget.

**4. Adjournment-**

**Motion** was made by Tom and 2<sup>nd</sup> by Steve Bertelli to adjourn the meeting at 8:02pm, all in favor.