

**Bermuda House Board of directors Meeting
November 11, 2008 Started at 7:00 pm**

I Present at meeting: Bill Borowy, Steve Snider, Steve Bertelli, Tom Scallan, Joann Semak, (Jules Goodison on phone).

II Waving of reading of previous Board of Directors Meeting motioned by Tom, 2nd by Bill Borowy, all in favor.

III Discussion / Approval of 2009 Tentative Budget

Bill Borowy went over the budget to date for 2008, overage was due mostly to Utility bills, security systems, landscaping, and plumbing, favorable on lower legal fees. Reserves are in good condition.

BHC bank accounts being distributed so that they are FDIC insured and secure.

Bill went over the line item 2008 budget to date.

There is only one unit in foreclosure at this time.

Bill Borowy motioned to approve the tentative 2009 budget and send a letter to notify the unit owners and receive feedback from them. Steve Bertelli motioned, Tom Scallan 2nd all in favor.

IV Cement/Catwalks

SPS found additional concrete work needing repair as verified by our engineer Howard Miller, and other areas not needing addressing. SPS also tested areas surrounding the window areas where additional rebar spalding was found. The additional estimates for repair is \$40,600.00 Motion made by Bill Borowy, 2nd by Tom Scallan, all in favor, to allocate estimated funds for additional repairs.

V Ongoing & New Business

Comcast agreed to 8 year contract at 4% increase in annual rate.

Gutter to be added at east end of car port to keep rain from damaging vehicle.

Unit owners may borrow one extra spot from a neighbor for each registered vehicle they have up to two spots for 2 registered vehicles with signed permission from the neighbor for temporary use. Renewal is every year. Bill Borowy motioned, Tom Scallan 2nd all in favor.

VI Owner's Remarks

Jules Goodison motioned to adjourn, Tom Scallan 2nd, all in favor.