

Bermuda House
Board of Directors Meeting
April 28, 2011
8:00 pm

I. Call to Order

Meeting was called to order at 8:02pm by Steve Snider

II. Calling of the Roll

Present at the meeting: Jules Goodison, Steve Snider, JoAnn Semak, Bill Borowy, Rick Ciesla and Sherri Albin, Property Manager

Absent: Tom Scallan and Steve Bertelli

III. Approval of Minutes

MOTION made by Bill Borowy to read the minutes of last meeting. They were read by JoAnn Semak. We needed to add Rick Ciesla as a Director to the list. Minutes were approved and seconded by Jules Goodison, unanimously approved.

IV. Old Business-

- a. Treasurers Report- Bill Borowy reported on the Association's current bank accounts: year-to-date is favorable
- b. Fining Committee- Patti Michaelles
There were (9) nine first warning letters sent out for units: 407, 704, 1103, 1007, 1106, 906, 702, 205, 907; since January
There was (6) violations with fines pending for unit 907

V. New Business-

- a. Tree Trimming-
We obtained 3 proposals. We decided to go with the least expensive bid since all the contractors seemed equally qualified, cost \$1,050
To schedule for the last week in May.
- b. Roof Repair estimates-
We had 3 companies give estimates for repairing and also replacing the entire roof. No decisions were made at this point, however the three companies all suggested the same type of product, rubberized elastomeric coating.
- c. Roof Ventilation estimates-
We had three estimates given and we decided upon the company recommended by our Air Conditioning vendor.

MOTION was made by Bill to change the line item to Capital Projects and the cost not to exceed \$10,000. Seconded by Jules, unanimously approved

d. Fire Alarm update-

The rough inspection was passed and we are waiting on our Final inspection.

e. Smoking at BH-

When smoking complaints are given to the office, they will be addressed individually and fines will be given when appropriate

f. Late payments/Demand letters/Owners w/tenants-

MOTION made by Rick to increase the charge to \$125 and do the demand letters in house, seconded by Bill, unanimously approved

g. Employee/Contractor Review-

Willy is going to get a \$1 an hour raise effective May 1, 2011.

Abigail is considered a subcontractor not an employee and we are giving her a week's paid vacation as a bonus this year

h. Plumbing issues-

As kitchens are getting remodeled, the main drain pipe will now be replaced in all units. We will be keeping on-hand a supply of pipes for after-hour emergencies

i. Water Conservation-

Main water valve must be shut off before you leave for the weekend or any extended period of time or you will now be charged a fine of \$150.

j. Foreclosures-

Unit 1406- can't find owner, attorney still locating to do foreclosure

Unit 308- ledger sent to attorney to move forward with foreclosure action, electric is on at this time in their name and their shutters will be closed

Both parking spaces will be rented out

Hurricane Plan-

Tom will come up with a plan

VI. Adjournment-

MOTION was made by Bill to adjourn at 9:37pm, seconded by Rick, unanimously approved