

Bermuda House
Board of Directors Meeting
November 11, 2010
6:30 pm

I. Call to Order

Meeting was called to order at 6:32pm by Steve Bertelli

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

Present by phone: Bill Borowy, Rick Ciesla, Jules Goodison and Frank Parker, Financial Advisor

III. Approval of Minutes

MOTION made by Tom Scallan to waive the reading of the last BOD meeting minutes and approve them. Seconded by Steve Snider, unanimously approved

IV. Old and Ongoing Business

1. Attorney Issues-

- a. **1406-** Call Larry Schner and see where we are with the foreclosure action now that he has the file
- b. **705-** Board decided to send file to attorney for collection proceedings and not to accept their payment offer of \$2000
- c. **807-** Management to send letter to the owner advising them that the association is not responsible for the mold in their unit

2. Fire Alarm Horns update-

Steve Snider gave an update that he contacted Peter McGinnis, Fire Marshall. Steve explained that we have been given the runaround again by the city and that Peter needs to move this forward asap. Peter promised to have a meeting with the staff and have the problem taken care of

3. Fence Landscaping-

Rick has been working on the estimates for the landscaping and the plantings. The board agreed to go ahead with the landscaping estimates that Rick has submitted and to put plants in front of the new fences to keep intruders from coming onto property. We are also going to fill the clay pots on the upper level garage with plants

V. New Business-

1. Flood Insurance-

Management will send a letter to residents stating that we are in the process of adjusting our flood insurance coverage.

Purchasers of flood insurance may be able to recover some of your flood insurance premium

2. Registered Agent-

Board decided to make Sherri Albin, Manager, the Registered Agent for the Bermuda House. **Motion** made by Steve S and seconded by Tom, unanimously approved.

Motion made by Bill that Larry Schner would be appointed as the Association attorney for the Bermuda House. Motion was seconded by Steve B, unanimously approved

I. Discussion/Approval of 2011 Tentative Budget-

Motion made by Bill that the 2011 contract rate for Albin Management Services will be \$45,000 annually, retroactive to 11.01.10. Motion was seconded by Rick, unanimously approved

Motion made by Bill, that due to year end surplus money projected in the operating account, the maintenance fees for 2011 will be reduced from \$495 to \$480 a month. Motion was seconded by Steve B, unanimously approved

Motion made by Bill that the Maintenance Supervisor hourly wage will be increased by \$1 per hour for 2011, retroactive to 11.01.10. Motion was seconded by Steve S, approved by Jules, Rick, Bill, Steve S, opposed were Steve B, Tom, and JoAnn

Motion made by Bill to send tentative approved budget along with cover letter to residents for their input. Motion was seconded by Steve B, unanimously approved

VI. Adjournment-

Motion was made by Tom and seconded by Steve S to adjourn the meeting at 7:57pm, unanimously approved