

BERMUDA HOUSE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

BEACH CLUB ROOM

November 03, 2011

6:30 p.m.

AGENDA

- I. Call to order**
- II. Calling of the roll**
- III. Approval of minutes of previous meeting**
- IV. New Business-
Discussion/Approval of 2012 Tentative Budget**
- V. Adjournment**

**Dated & Posted conspicuously on the Condominium Property,
Mailroom, Bulletin Boards & Community Channel on
November 1, 2011 Stephen Snider/ President**

Bermuda House
Board of Directors Meeting
November 3, 2011
6:30pm

I. Call to Order

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

II. Calling of the Roll

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

On Conference call: Rick Ciesla

Absent: Jules Goodison, Bill Borowy and Steve Bertelli

III. Approval of Minutes

MOTION made by Rick Ciesla to approve the minutes of last meeting on October and 2nd by Tom Scallan, unanimously approved

IV. New Business

- Need to obtain 2nd quote to have the catwalks painted
- Need to get the moisture survey reading done for the roof
- There have been some unit owner complaints from Quality Air, one unit had mold throughout the unit after a new unit was put in, they found no cause for this
- Motion detectors are going to be installed in the lower garage and also in the stairwells
- Discussion /Approval of 2012 Tentative Budget- the budget will be going down monthly from \$480 to \$465 if the budget gets approved with partial reserves as it was last year
- Discussion about management getting bids for unit owners to have a maintenance contract for their air conditioners on an annual basis as a group for a less expensive price
- Discussion about unit owners needing to replace their water heaters every 7-9 years
- Board wants management to ask Attorney if we can make it mandatory to have a yearly contractor maintain their A/C
- Discussion about possible sounding alarms in water closets if there is a water leak in the units

MOTION made by Tom Scallan to approve the tentative budget for 2012 of \$465 a month, it was seconded by JoAnne and unanimously approved.

V. Adjournment-

Tom made a motion to adjourn at 7:20pm and Rick seconded the motion, it was unanimously approved.