

**Bermuda House Board of directors Meeting**  
**May 28<sup>th</sup>, 2009 Started at 7:15**

**I Present at meeting:**

Steve Snider, Steve Bertelli, Joann Semak, Jules Goodison, Tom Scallan., Bill Borowy, Rick Ciesla Call to order by Steve Snider

**II Approval of reading of previous Board of Directors Meeting:**

Motioned to wave reading of min. by Tom Scallan, 2<sup>nd</sup> by Joann Semak all in favor. With exception of revision of the Renter's Deposit Increase to be corrected at this meeting.

**III Renter's Deposit Increased:**

- Tom Scallan Motioned that the renters deposit be increased from \$1000 to \$1500 and said deposit be held in a non interest bearing account and said deposit be returned minus any damages or infractions charges upon their termination of rental period. To go in effect 30 days after the letter of notification is sent to unit owners. 2<sup>nd</sup> by Joann Semak, all in favor.

**IV Cooling Tower Support Repair:**

- Received quote for engineers report for cooling tower study for \$3900 and repair for garage column by SPS for \$5,540 motioned to start repair and engineering study by Bill Borowy 2<sup>nd</sup> by Steve Snider, all in favor.

**V Legal Expense Assessment:**

- Have standard Letter written by attorney to update unit owners of current ongoing legal fees and the amount forthcoming that will be assessed for said fees. Motioned by Steve Bertelli, 2<sup>nd</sup> by Joann Semak, all in favor.

**VI Ongoing & New Business**

- Bill Borowy went over updated financials as of 4/30/09. With current cash flow a special assessment for the cooling tower repairs may be needed.
- Wind storm insurance legislation thru Florida has given Citizens the ability to raise rates if they choose by 10% per year. Our current yearly renewal for wind storm insurance is \$96,597.00
- Unit 703 has illegal, unregistered renters present, a strong letter will be issued from BHC informing them of the rules they have broken. The fining committee will meet with the owner in June.
- Owners with special needs requiring help evacuating during hurricane season can call the hurricane prepared center to be put on an assistance list.
- Steve Snider looking into dropping a meter service out by the pool area since a ground short is present and it would be very expensive to dig up the existing old cables and have them replaced.

- Solar pool heater topic: Our gas bill to heat the pool has averaged over the last 6 months \$2150.00 / mo. Our gas pool heater will need to be replaced in the next few years. Installing a heat exchanger would be more efficient and less expensive to run than a gas heater, about 1/5 the cost. Solar panels on the garage roof would provide 12 degree increase in heating the pool with free solar rays. Steve Snider and Tom Scallan will be visiting current condo solar installations in Florida to further research the benefits.

## **VI Adjournment**

Tom Scallan motioned Steve Bertelli 2<sup>nd</sup> to adjourn all in favor.