

**Bermuda House
Board of Directors Meeting
July 15, 2010
6:30 pm**

1. Call to Order

Meeting was called to order at 6:35pm by Steve Bertelli

Present at the meeting: Steve Bertelli, Steve Snider, Tom Scallan, JoAnn Semak

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

2. Approval of Minutes

MOTION made by Steve Snider to waive the reading of the last meeting minutes and 2nd by Tom, all in favor.

3. New Business

a. Vision Fire Contract-

MOTION made by Steve Snider to table until their meeting next Thursday to discuss further details, 2nd by Tom, all in favor.

Steve Bertelli stated that we should pay up what is due for now except the additional bill that Kyle is billing us for (3926.50) until we get more details.

Frank Parker said to make sure we subtract the \$250 we overpaid Vision Fire on the last payment we gave them.

Sherri is to call Kyle and schedule him to come in on Monday to go over the details of the additional billing of \$3926.50 and his new contract proposal which includes adding additional horns and the moving of current fire alarm horns in all units.

Treasurer, Bill, requested there be a special assessment to pay for this additional work that needs to be done in the units for the fire alarm system

b. AAA Electrical report-

Leaks in units 1501, 1508 and 401

There is some water dripping into the conduit in these units. We are going to seal them with a weatherhead and sealer.

Sherri to call Keith Sullivan, the plumber, to seal this.

954-224-5892

c. Camera System-

Board agreed it is okay to accept proposal for \$1095.89 to have camera system upgraded and also get proposal to add two more additional cameras. One more to cover the front two lower level floors and one to cover the pool and upper level garage area. Proposal to add the two additional cameras if no more than \$500 are approved to be added by Board.

d. Fencing project-

Sherri gave status- we are waiting for permit to be approved, then fencing company will order supplies which will take approximately one additional week before they can start

e. Foreclosures and units over 90 days-

1406- Bakalar- He sent a letter to all known addresses since the previous attorney failed to properly notice the owner

301-Becker &Poliakoff- they sent a letter to owner demanding final payment of maintenance payment overdue of \$3454.49

705 Gallo-

Water restoration bill- Treasurer Bill states and agreed by board, that they are to be sent to attorney if they do not reimburse the Bermuda House Association for the \$4,384.94 they paid on their behalf for the water restoration for their unit when they were out of town. Sherri will send them a certified letter stating this to them with a final demand to be paid within 15 days.

f. Architectural Review Forms-

Motion was made by Bill that there will be two signatures on all ARC forms from this point forward, it was 2nd by Tom, all in favor. The Board is requesting that there be updates to the form. Sherri will submit to the Board her suggestions and they will come to a final decision.

4. Old and Ongoing Business

a. Unit 101 Mud leg problem resolved

b. Trash compactor- board decided to pay ½ of the bill of \$221.01 being that they were only here for half an hour, yet they billed us for 2.5 hours of time. If they give us a hard time, we will pay the bill in full.

c. Security- additional security signs were purchased

5. Adjournment-

Motion was made by Tom and 2nd by Steve Bertelli to adjourn the meeting at 8:13pm, all in favor.