

Bermuda House Condominium

*328 N. Ocean Blvd
Pompano Beach, Fl. 33062
Phone: 954-781-5522
Fax: 954-781-8799*

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Dear Owners and Residents,

This letter is intended as a update to Bermuda House owners and residents to keep everyone informed. The cement project is moving forward and the east side of the building should be finished in two to three weeks. The total expense for all the cement work was estimated to be \$190,000. Jules Goodison and myself met with our engineer Steve Miller and SPS management to discuss the progress of this project. We also reviewed invoices. A inspection was conducted by our engineer on the roof and some new problems were detected. The 3' Stucco/cement crown at the top of the walls is in poor condition and allowing water intrusion. The cement beams that support our cooling tower are also cracked and deteriorated. We will be receiving a estimate for repair of these areas and discuss it at the next Board Meeting. Many folks have asked me why we started with a estimate of \$50,000 for repairs and now are looking at four times that amount. That is a good question and the owners certainly should have insight into what we are spending their money for. The East side of the Bermuda House walls and areas around the windows were not part of the 2003/2004 restoration project. Areas of deterioration are being discovered by sounding (tapping with a hammer) as the project moves from stack to stack. There is also evidence of damage to cement from window installation. All repaired areas have been documented with pictures that are available in the office. .

The hurricane shutter company should have the required City permit and start installing shutters on master bedroom windows next week. The Bermuda House flag pole is being replaced with a commercial grade nautical design flag pole next week also.

Comcast contract has been approved by Board of Directors and signed. Direct TV will not be available in the Bermuda House after March 15, 2009. SAT dishes will not be permitted on balconies or common areas of Bermuda House.

New laws in Florida require all Bermuda House units to have liability and hazard insurance. The amount of insurance required is by Florida Law up to the Board of Directors to determine and will be discussed at the next Board meeting. The Bermuda House must be named as "Additionally Insured" on all policies.

All contractors working in the Bermuda House MUST be licensed and insured and have this information on file in the Bermuda House office. This includes house and window cleaners. We need to know who is in our building and not assume any possible additional liability.

There have been thefts in the mail room. The office will no longer sign for packages without authorization. The Bermuda House is not responsible for thefts of packages. A security camera has been ordered.

Owners who lease must submit a annual renewal lease. Leasing is permitted once a year, minimum 4 months, maximum of 12 months. Renewal lease must be approved by Board of Directors. Sub-leasing of any part of your unit is prohibited. Owners not complying will be subjecting their tenants to the eviction process and expense associated with this process.

Happy New Year, Steve Snider, Bermuda House President