

# *Bermuda House*

ASSOCIATION, INC  
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Dear Owners & Residents,

This letter is a Bermuda House update to keep owners and residents informed. At the Bermuda House Board of Directors Meeting in August the Board of Directors met with representatives from Structural Preservation Systems (SPS) and our engineer Steve Young to address findings from our engineers inspection of the building. As a result of this meeting the Board of Directors decided to go forward with approximately \$50,000. in repairs to cement where cracks in cement require service. This repair is a preventative repair and the building was found to have no serious defects. SPS will be starting this repair soon which covers many balconies and various areas of the catwalks. The repairs should be finished in a couple weeks after starting the job and will be started as soon as the required permits are acquired from the City. When SPS has completed the cement repairs our catwalks will be refinished by Advanced Surfaces. There will be no construction allowed for 5 days following the refinishing of the catwalks. Owners/residents will be required to not walk on this new surface for 8 hours after the catwalk is refinished. In the past owners, residents, and contractors have ignored instructions regarding to stay off freshly re-surfaced catwalks resulting in damage to the surface. This time tracks/foot prints leading to owners units will result in the owner paying for catwalk to be repaired and could be several hundred dollars. Advance notice regarding floors to be re-finished will be sent out as soon as dates become available. Advanced Surfaces will start at the top and work their way down. Money from the reserve fund will be used to pay these repairs and at the end of the year upon reviewing our financials a decision will be made if a unit owner assessment is necessary.

After the last tropical storm it has become obvious that the Bermuda House is not prepared for a storm or hurricane. Many of the master bedroom windows facing the Ocean allowed water intrusion which in many cases leaked to lower units. All windows that leaked had no hurricane shutters. Our employees cannot clean up water intrusion after each storm. The office is acquiring three estimates for hurricane shutters to be installed on approximately 51 master bedroom windows that do not have hurricane shutters. A Owners/Board of Directors meeting will be held to make decisions regarding mandatory installation of hurricane shutters on all master bedroom windows in order to protect the building from future water intrusion. One (1) company will install these shutters and be responsible for damage to our roof from dropping a swing. We should also be able to get a much better price for 51 shutters. Individual unit owners who do not have master bedroom hurricane shutters will be required to pay for these hurricane shutters.

We have contracted a new landscaping maintenance company and the Bermuda House grounds will be maintained much better in the future.

We are negotiating with Direct TV and Comcast regarding television service at the Bermuda House. Our contract with Direct TV ends in February, 2009.

There is a problem with residents disposing of garbage in the trash chute without properly bagging the garbage. I am sure we all agree that garbage odor, rodents, and bugs are not desired at the Bermuda House. Please use heavy garbage bags that secure your garbage and refrain from dropping heavy items in the garbage chute. Disposing of furniture and hazardous materials such as paint is not acceptable. All boxes should be broken down. Many residents are not disposing of paper, magazines, and books in our recycling containers. Our cameras will be monitored at the garbage room in the future and large items will be returned to the resident for a fee. Unwanted furniture should be hauled away from a outside company such as a church donation, etc and not disposed of in or outside of the garbage room. Contractors disposing debris, paint, hazardous materials, or disposing of grout in drains will be paying fines.

Megan, Abigail, and our new maintenance man "Jorge" are all doing a very good job. All requests for service should only be through the office via contact with our manager Megan. Abigail and Jorge have been instructed to not take requests for service/favors from owners during working hours. All requests for service in the common areas of the building must go through the office. The office hours for owners/residents is 9:00 am to 2:00pm. If after hours work in your residence is desired you should contact the office and Megan will give the message to Abigail or Jorge who will contact owners during breaks and after hours only. Board members should be contacted for emergency events only.

Contractors and guests are required to park only in the West lot. Checks will be made of the owners designated parking spaces. Vehicles parked in owners designated spaces without written permission in the office will be towed. Parking on the front drive is for residents to unload groceries, pick up passengers, etc. 10 minutes only. These vehicles will be towed also with no warning. This front drive must be kept open for fire trucks and ambulance operation. Owners are responsible for trucks causing damage. No trucks are allowed on the pavers. The towing company phone number is posted at the lower elevator area so you can recover your vehicle should it be towed.

All owners and renters are responsible for their guests and contractors. Many owners and guests are not complying with no smoking rule in all common areas, showering before entering pool, and which entrance to use after bathing. Contractors are not allowed in the building doing any kind of work after 4:00 pm on week-days. No contractors allowed on week-ends or holidays. Emergency repairs such as plumbing or air conditioning are allowed by licensed contractors. Our plumbers phone number is in the mail room. Only plumbing repairs made by our contracted plumber will be considered for reimbursement.

The Board of Directors has also approved a new rule regarding the number of units in the Bermuda House that are allowed to be rented. That number is 22 units. After 22 units are rented a waiting list will be implemented. When a renter moves out that unit owner goes to the bottom of the waiting list. It should also be noted that when a unit is rented the owner transfers all rights regarding common areas, parking, fobs, etc to the renter. A \$1,000. deposit is now required by all renters. Violations of Bermuda House rules will result in deductions from this deposit. Note: Broward County Tax Collector is now requiring the office to provide information on units that have renters.

Thank you, Steve Snider, President, Bermuda House Association

