

Bermuda House Association, Inc

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Dear Owners,

This letter is intended to update owners regarding Bermuda House Association business. The solar pool heater installation was delayed due to the City being slow issuing the required permits. We expect the installation to be completed very soon. The new 150 amp electric service for the pool house has been installed and is operational. The pool area umbrellas were worn out and had to be replaced. Please close and secure the umbrellas when leaving the pool area.

The cooling tower beam replacement is 70% completed and work has been suspended to allow the new cement beams to cure before drilling these new beams for rod installation and pouring additional cement. This project should be completed by the end of September.

The fire alarm system has faults and is in the process of repair. The Fire Department cannot certify the building until all faults are resolved. The Association has been assured that the fire alarm system is operable and residents safety is not in jeopardy. We will be having a inspection by the Fire Department as soon as the faults are corrected or the panel is renewed. Please do not tamper or disable any smoke or fire alarm components in your unit. Unit fire alarms and smoke detectors are all subject to Fire Department inspections. Inspection dates will be posted on channel 95. Unfortunately the Fire Department will not give us a time for these inspections. Violations could result in the Fire Department issuing fines..

Comcast has completed the installation of the Community Channel (channel 95) and the Front Door Camera (channel 96). If you did not receive a channel box from Comcast please contact Comcast and not the office to make arrangements for installation. Request the Bermuda House channel line up. The office has contacted Comcast regarding availability of international channels for individual unit subscription and we are waiting for a reply.

Remotes for the parking area gates and lower garage require new batteries periodically. The Association does not provide batteries. Damaged or non-functional remotes and FOBS can be exchanged for a fee. No free replacements. Please renew the batteries annually in your remotes.

The Association has received reports of unit owners denying access to Bug-Off . Whether the Bug-Off person sprays your unit or not. All units will be entered for inspection by Bug-Off. If the glass door is secured from the inside and cannot be accessed with the master key a locksmith will be called at the owners expense. Bug-Off days are posted on channel 95 the week before.

There have been a few water leaks from individual unit's the past few months. Unit owners/guests are still not turning off the main water valve in the air conditioner closet when leaving the unit for extended periods of time. Toilet floats fail and another common problem is the air conditioner condensate drain becoming clogged due to neglect of annual service. Many times the office or after hours a Board member receives a phone call from a owner or resident complaining of water leaking from a unit above them. Association employees or available Board members do everything possible to immediately stop the leak. When the spill is excessive and soaks carpeting in a owner absent unit we contact the owner and Serv Pro of Pompano to immediately and professionally remove water from the units involved. Owners who are not readily available receive a voice message that Serv Pro of Pompano has been called to remove water from the unit. Each unit owner is responsible for their own unit expenses due to water intrusion no matter what the cause. The office has received complaints about this policy due to individual unit owner expense involved. Please have consideration for your neighbors below who are subject to water draining from your unit. Response to a leak cannot be delayed to shop around for the best price or be performed without proper equipment.. Professional removal of water is also important to prevent mold development. Serv Pro of Pompano is the company of choice since they are prompt in responding and do a professional job. Unit owner insurance often covers these type expenses and individual unit insurance is required by the Association.

Security at the Bermuda House is becoming more of an issue with the increase in crime reported at the Beach area. Our gated areas and security cameras are a deterrent to crime although the ground floor elevator area is an area of concern. Late at night when getting off the elevator please send the elevator to the first floor so that our residents will not have to wait very long for the elevator to arrive at the ground floor.

The office reports that many of the complaints from residents are in regard to guests not registering, rafts in the pool, contractors working past 4:00 pm and leaving the catwalks dirty, caretakers using common area facilities, flammable liquids stored in storage cages, and smoking on common areas. The office and Board members do not enjoy confronting folks about the rules. Owners should take responsibility for their renters, guests, and contractors regarding the Bermuda House Rules. It is the majority of owners who implemented these rules many years ago and not this Board of Directors. Every owner agreed to these rules when they bought here. If any owners believe that any of the Bermuda House Rules are unreasonable, unfair, or out dated please send a letter to the office or bring it up at a Board Meeting. It will be reviewed.

There are many owners who were upset regarding the recent special assessment during these troubling economic times. The unforeseen cement repair expenses were necessary and adding funds to reserves could not be delayed. The attorney expenses were a complete waste of owners money. No winners except the attorneys. There have been no additional owner initiated legal expenses since the assessment. This gives us an opportunity to start over by communicating without attorneys and put our differences behind us.

Sincerely, Steve Snider, Bermuda House President

A handwritten signature in black ink, appearing to read "Steve Snider", written in a cursive style.