

7/24/2011



Steve Snider

Bermuda House Condominium

328 N. Ocean Blvd, Pompano Beach, Fl. 3306

Dear Owners

This letter is intended to keep owners informed regarding Bermuda House business. To reduce the Associations mailing expense future letters from the President will not be mailed and instead will be emailed to everyone that has provided the office with a email address. Letters will still be posted on the Bermuda House website at <http://thebermudahousecondo.com/> and posted on the BHA bulletin board. Other Association business as required by Florida law will be sent USPS. Owners without computer access can request a mailed copy from the office.

Redevelopment of the beach has started. Atlantic Blvd just west of Pompano Beach Blvd is ½ completed and will be a huge improvement. To gain more insight in the Beach project see <http://pompanobeachcra.com/sites/default/files/ecra-pompano-beach-streetscape.pdf> . Reportedly Atlantic Blvd will be done in September and the Pompano Beach Blvd construction will start. We have been informed that the overhead wires will be relocated underground.

Our Manager Sherri, Willy, and Abigail have been doing a very good job taking care of Bermuda House business and they have provided ideas as a team to save money wherever possible. There have been a few complaints regarding our Managers tone of voice when contacted for non-emergency issues after the posted owner hours of 9:30 to 11:30 Monday thru Friday. For the most part owners have no idea of all the tasks our Manager Sherri is required to accomplish. Owner/resident complaints, bookkeeping, dealing with City Inspectors, employees, landscapers, Bug-Off, plumbing emergencies, new resident interviews, contractors, insurance agents, realtors, banks, attorneys, foreclosures and Directors. Manager Sherri is available 24/7 for emergencies and in the future please abide by the 9:30 to 11:30 hours set aside daily for owner non-emergency issues. Email is a preferred method of communication during hours outside of 9:30 to 11:30 Monday thru Friday. Willy and Abigail do not take orders from owners and all non-emergency requests for their services should be requested with the office manager. In order for our Manager and employees to be productive this is necessary. Please do not contact Directors for non-emergency issues. Please email the office at bermudahouseassoc@comcast.net to be sure your issues are received, documented and resolved.

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Steve Snider
President
Bermuda House Condominium

Hurricane season is upon us and everyone should have a hurricane plan. Water intrusion is a real possibility during a tropical storm or hurricane. If light clean-up is required there will be a fee from the Association if our employee cleans up the water. If water intrusion is determined heavy by our Manager a licensed and insured company will be immediately contracted by the Association and unit owner contacted that this expense is not the Associations responsibility. The Association cannot allow water intrusion or mold to spread to neighbors units.

Air conditioning is required to be running at the Bermuda House in all units that are unoccupied and closed up. If mold spreads to a neighbor's unit the expense can be tremendous. The Association will take appropriate action in regard to inoperable air conditioners.

There are two (2) foreclosures in the building. Units 1406 and 308. These foreclosures are a burden to all owners and the Association budget. The Association is paying the electricity to power up air conditioners in these units to protect these units and neighbors from mold and mildew. Whenever it becomes legally possible the Board of Directors will consider the options to rent these units and recover lost maintenance fees and expenses. The Association attorney is making progress.

With all the effort that that the Board of Directors and our work force put forward to maintain the building and spend the owners money wisely it is frustrating that a couple owners insist on costing their neighbors money regarding attorney fees. These two owners do not agree with various Bermuda House Rules which originated from owners. Unfortunately due to these litigious owners not respecting Bermuda House Rules and preferring personal attorney action over meeting with neighbors at Owner Meetings and debating/making a motion for rule changes we all have to pay for unnecessary legal expenses. A "Special Assessment" for unit owner initiated Association legal fees noting all the unit owner details resulting in legal expense for the Association will be discussed at the next Board of Directors Meeting. I intend to suggest the Association aggressively pursue litigation in Broward County Court to recover all Association attorney expenses. In my opinion it is not acceptable to bury these nuisance attorney expenses as a line item in the Association budget. Owners have a right to be informed regarding how their money is spent.

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Steve Snider
President
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The Bermuda House received a lightning strike this week and SPS will be providing a estimate to repair the cement at the roof top edge. There was no penetration into units.

Plumbing continues to be a huge expense at the Bermuda House. The drain pipes between the unit kitchens have corrosion and our plumber reports when a unit owner uses the garbage disposal the food waste traps the pipe and when a snake is used to unclog the pipe the pipe often breaks. Please do not use the garbage disposal. In the future the "Fining Committee" will become involved with residents who cause plumbing expense by using garbage disposal units. I previously requested our Manager have the plumber stockpile all the large pipes and fittings we need to do replace the complete drain pipe whenever there is a failure. The pipes and fittings are now on site and two weeks ago we were able to have our plumber do an emergency repair on Sunday to limit the inconvenience to residents. Toilet seals are failing more often now and our plumber reports that the wax rings at the toilet base are time expired on original toilets. Now would be a good time for owners to consider replacing the old toilets with a new water conserving model. The Association water bill is very high and water conservation in Florida is very important.

The solar pool heater is a huge success regarding energy costs and the next project the Association is investigating is LED retro kits for lighting common areas. There is no doubt that the technology exists to save energy with LED lights. The Association requested information some time ago and we were advised to wait a couple years for new technology. We are investigating converting common area lights to LED now.

As always my last paragraph is good news. Yes! ..We passed the "Final Fire Alarm Inspection". No more alarm tests. After several years the Fire Alarm Project is completed. Residents can sleep well at night knowing that the new Fire Alarm System is keeping watch.

Best regards, Steve Snider