

BERMUDA HOUSE ASSOCIATION – MINUTES
BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 2006
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ATTENDANCE : In Person: Steve Snider, Steve Bertelli, Megan Guarnieri,
Michael Sobel (Legal Counsel)
By Phone: Clyde Lattimer, Shirley McCarthy

- I. Call to order @ 7:15 p.m. et by Steve Snider.

Calling of the roll by Steve Snider – Board members present as listed above.

- II. Reading & Approval of Minutes of previous meeting- Motion made by Steve Bertelli to waive reading of minutes and seconded by Clyde Lattimer All in favor.

- III. Legal Counsel – Motion made by Clyde Lattimer for Mike Sobel to act as New Legal Counsel for the Bermuda House. Seconded by Shirley McCarthy. All in favor.

- IV. Legal Counsel – Michael Sobel introduced himself as new Legal Counsel for the Bermuda House. He stated the price would be half of what his firm normally charges he will act efficiently and quickly. His main goal is to protect the building. He will help the B.O.D. and unit owners. At the present time he has two collections –one settled already and the roof issue. The roof ceiling over unit number Ph1 is leaking and DBPR has been involved. 38,000 to patch roof for leak. Clyde Lattimer, Steve Snider and Steve Bertelli all working together on the roof issue.

Being Sued by ThyssenKrupp Elevator Corporation, dismissed now refiled. Mike advises to counter sue for breach of contract and misrepresentation. 2 – owner lawsuits / one went away, one with defense counsel.

Campbell Mgmt contract terminated. Financials returned to office. Dispute with Classy Security/Coastal Security, settlement with (Devcon) for \$300.00 for full release of contract.

Motion was made by Clyde Lattimer and seconded by Steve Bertelli to let Mike Sobel (Legal Counsel) settle collection dispute with Coastal Security. All in favor.

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Registered agent needs to be changed.

Motion made by Steve Bertelli to change registered agent for the Bermuda House to Michael Sobel. Seconded by Clyde Lattimer. All in favor.

Motion made by Clyde Lattimer that Mike Sobel attend all meetings for the Bermuda House and receive compensation for his time. Seconded by Steve Snider. All in favor.

Mike Sobel addressed having a complaint committee with four unit owners and the President of the Board. Address issues before it escalates and gets referred to legal counsel. Steve said anyone interested notify the office.

- V. Locks – Clyde Lattimer addressed the locks on the aluminum doors need to be changed out for security reasons and weather damage.

Amending minutes from motion at March 16, 2006 meeting

Motion made by Clyde Lattimer to install new locks on all the aluminum doors for security reasons and weather damage. Seconded by Steve Snider. All in favor, I, motion passed.

Front Door Lock – Slide bolt not working correctly, gets corroded. Megan spoke to Joe from JVR. Steve Snider expressed that it is the association's duty to maintain All locks on building for security reasons. All agreed.

- VI. Contractors:

Pool – Diamond Brite under \$6,000.00 (3) bids were looked at. Morris (our pool guy) got the job done in just four days. Pool cannot be vacuumed for four weeks.

Pavers - \$5,000.00 – Nick was supposed to seal them instead he painted pavers. Work was stopped. Pavers will be sandblasted and then sealed with a breathable sealer. Nick will adjust bill by \$650.00 for his mistake.

- VII. Roof – Leaking into Ph-1. Must replace a section of the roof to fix leak. Might have to spend 20,000 for servicing the roof. 100 sq ft to patch. Rainbow Roofing will be doing the repairs. Moisture test is also being performed.

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- VIII. Accounts Receivable - \$ 90,000.00 out in accounts receivable.
85,000.00 – Reserves
12,000.00 - operating (8,900.00) wrote checks today.
Clyde Lattimer brought up the possibility of a Special Assessment.
- IX. Insurance – State of Florida can increase insurance due to surcharges for any Catastrophe up to around \$70,000.00 for our building. Clyde Lattimer also informed the board that the wind insurance estimate that was \$88,000 is now 100,000. All of this has happened within the last 30 days.
- X. Shutters – All shutters are now installed by Black Rhino. Payments for these must be paid promptly. City has approved shutters for installation, but will not be inspected to November or December of this year, if not paid in full a lien will be applied to unit.
Black Rhino will be on the property Saturday the 16th to repair and adjust and problems.
make sure office has your name and unit number. You must be home or make your own arrangements to let them in your unit. Steve Snider and Clyde Lattimer will back up
Black Rhino 100% for collection of payment even if means lien on unit.
- XI. Ongoing & New Business – In two weeks another meeting will be scheduled to discuss a Special Assessment. Steve Snider added we can get set financially if people paid on time. Renters cannot speak for homeowners.

Pest Control – Every second Tuesday maintenance staff and Bug Off will be entering ALL Units to check for termites. At this time Herberth will also be treating each lock with oil So the mechanism doesn't jam due to the corrosion that forms from the weather. Bond for Termites has been purchased for 5,000.00 for termites this covers entire building.

Fire Alarm – On going due to the City holding up progress. 55,000 new system can no longer repair old system must upgrade as if installing new system. Electrical inspector has been harsh and keeps adding more items to be installed. Steve Snider working with contractor for fire alarm.

Gates – Estimates have been received for across the street and front drive. \$20,000 to install. Cameras have been upgraded across street and lower garage.

Motion made by Clyde Lattimer to consider a Special Assessment and propose details at next meeting. Assessments to include Fire Alarm, Cameras, Insurance, Surcharges, Legal Fees, Roof and Pool. Steve Snider seconded the motion. All in favor.

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Late Fees – 1st of the month maintenance payment is due. Late fee is charged on the 5th of the month according to the bylaws. Also a percentage can be charged. The association is giving unit owners till the 15th and late charge is being applied on the 16th of every month. Steve Snider stated late fees will not be waived. Please pay on time. Looking into direct deposit with Wachovia bank.

Special Assessment - \$219,000.00 – 1,900 a unit notice up to 14 days in advance notify legal counsel also.

Steve Snider informed that an inspection will be performed to save money on utilities.

Steve as added that we are out of the washer/dryer business. The city wants a hole drilled threw the cement floor in neighbors guest bath (unit below). No list exist.

Board of Directors has stopped all requests.

Motion was made by Clyde Lattimer to amend rule of allowing washer/dryers in units.

Board of Directors will not entertain any further discussions of washer/dryers in any units, due to the fact that the city has made it impossible. If unit owner gets their own permits from the city along with approval from neighbor in writing they can install washer/dryer.

No help from the B.O.D. or the office, all responsibility will be the owners. Motion was seconded by Steve Bertelli. All in favor.

Windows – Larger windows cannot be installed. Units have block and retaining walls.

One unit owner has installed larger windows, WITHOUT board approval. In

2000 the B.O.D. passed a design of windows to use. Any alteration to a unit without approval

from the board they will have the option to pursue the unit owner legally. Options: Suing unit owner, fine up to 1,000, file formal complaint with DBPR. Mike Sobel legal counsel, suggest confronting unit owner who violated the rules. Steve Snider reiterates no larger windows without board approval.

Shirley McCarthy suggests bringing someone in to answer phones in office just until

Megan gets caught up.

Jules Goodison entered meeting at 9:15 p.m.

XII. Adjournment at 9:40 p.m.

Motion to adjourn made by Jules Goodison. Seconded by Clyde Lattimer. All in favor.