

Bermuda House Association, Inc.

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Dear Owners,

This letter is intended to update owners and residents regarding the Bermuda House. Board member Jim DeSantis (PH-1) resigned and the Board of Directors appointed Rick Ciesla (1206) to fill Jim's position at the last Board Meeting. I would like to thank Jim DeSantis for all he has done and welcome Rick Ciesla. The renters deposit increase is on the agenda for at the upcoming 5/28/2009 meeting. Our website is: <http://www.thebermudahousecondo.com/>.

SPS has finished the concrete project and the total cost is estimated to be approximately \$221,000. We have a serious deterioration problem with the concrete beams that support the cooling tower on the roof. We have contracted a engineer to present options for method of repair.

Our natural gas pool heater is in poor condition. The Board of Directors is reviewing options for this type pool heater that seems to only last about five (5) years. The Bermuda House natural gas bill was approximately \$3500. last month. The Board of Directors is considering other more cost saving pool heat components such as a solar pool heater. Estimates have been requested from several companies. We are also looking at other vendor contracts for a better deal.

The Board of Directors received another letter from a owners attorney and now we are compelled to spend more owners money on attorney fees. It has been reported that two or three unhappy owners have canvassed the building about their negative concerns instead of raising these concerns at Owner or Board Meetings. Per approval from our attorney all factual letters, police reports, etc will be distributed to owners regarding expense defending nuisance litigation. Our budget for 2009 does not have a line for attorney fees and all attorney fees will be paid by special assessment with the owners name who initiated the attorney costs on the assessment. Owners who initiate litigation against the Association in reality are costing their neighbors money. If any owner has a complaint it would be in the best interest of the Association to request a meeting or information before contacting an attorney and costing your neighbors money during these poor economic times. Consider running for election to the Board of Directors.

The Board of Directors and Committee members are a group of volunteers from all walks of life. When the decision was made to do business a few years ago without a management company I requested the owners to bear with us since we would probably make a few mistakes and learn as we go regarding posting and meeting etiquette. We have come a long way with building improvements and security. Crime is up at the Beach area yet down at the Bermuda House. In 2002 many owners were embarrassed to have guests see the condition of the building. I was one of them and I am now proud to live at the Bermuda House.

Sincerely, Steve Snider, Bermuda House President