



Newsletter

January 2016

From the President

Wishing All a Healthy and Happy New Year

As most of you know, the new web site is up and running, working very well. We ask if you have an email address and are not receiving information by the web site, please make sure you bring your information up to date by logging on to www.bermudapark.info and fill out the owner contact information. This will assure that you will get all the information regarding our community.

There have been some comments regarding the cost of the web site. There was a line item placed in the budget of \$1,000.00. By using the web site, this line item can be recouped very easily when we use the web site to communicate with you. For example, this newsletter can be sent to over 110 owners via email, at no additional cost, which saves postage and printing. I feel there will be a great savings in the future. Also, you receive the information as soon as it is posted on the bulletin boards.

At the present time, all of these forms are available on line: ARC, Direct Payment Application, Manager's Service Request, Rental Application, Sales Application, Vehicle Registration, and Update Owners Information. These forms may be filled out on line or printed, filled out, and sent to the management company.

Please go on line and visit the web site and see the many features it has to offer. There will be some new additions in the future, such as a Q&A section and survey section.

CONDO LIVING: when you purchased your unit, you knew you were buying into a condo community. Along with condo communities come rules and regulations. It seems like some owners have forgotten what are in the Bermuda Park Documents relating to our community and condo ownership. I would suggest that everyone makes an effort to read the documents that you received when you purchased your condo. It explains the rules and regulations as it relates to some of the following items: common areas and limited common areas - how they are to be used, planting, and what can be stored on lanais; leasing a unit - documents that must be filed with the management company, fees that are related to the lease, registration of renters, terms for leasing a unit and keeping your lease, application and renewal up to date. There is also a section that explains about having consideration towards your neighbors, being in a condo, and who is responsible for your renters and guests. Please read the document, which everyone will follow. The board is taking action regarding the breaking of the rules as it relates to many of the items that have been left go over the years.

AN ITEM I WOULD LIKE TO ADDRESS ON A SERIOUS MATTER: I, as President, will not accept or take any action on matters that come to me by an anonymous complaint. I will address any complaint that comes in writing and signed. I will also accept email as long as the sender is identified. If the person wants to remain confidential, I will do so.

Concrete Work

All concrete work has been completed to eliminate all the tripping hazards in the community. The work looks very nice and makes it easier for some of the handicapped people to get in and out of their units. Thanks to everyone for working around the work as it was being done.

Pool Area

The pool area is looking great. The hot tub has been resurfaced and has a five year guarantee. The pool cracks have been repaired and look good.

Dumpsters and large items

The latest episode with the dumping of large items by the dumpsters was done by an organization coming to pick up unwanted furniture, The Lions Club. they refused the items so they just dropped them off by the dumpsters. If you are going to have large items placed by the dumpster, do not block the dumpster so that the truck cannot get in and you must call the management company to arrange a pick up

Painting

All the upper landings have been painted along with the stairs with a nonskid paint. Elias Brother Group did the work and a great job working around the owners and renters who were here when the work was being done. Also, keep in mind, when it rains there may still be a possibility that the steps could be slippery. Please be careful if there is water lying on them.

The Board is still working on getting prices for the painting of the garage doors that need attention.

Landscaping

The Board has agreed to move forward with the placing of mulch in the areas where it is needed. There will be some shrubs and grass replanted where they are dying. All the palm trees will be trimmed and the coconuts will be removed. The Fichus trees will be trimmed behind building 14 and the roots will be ground so they are not protruding under the building.

Reminder

Condo assessment is due. If you did not receive your packet in the mail, contact the management company Towne Properties at 239-596-1031.

Rodent Problem

It has been reported that we are having a rodent problem within the community. We have contacted A to Z Exterminating to address this matter. It was noted that the traps and feeders around the dumpsters were replaced and batted. This will be checked monthly. However, the only reason the rodents are here is because there is food for them to eat. So please make sure when you are placing trash in the dumpster that it goes in and not behind it. I personally cleaned behind the dumpsters and one of them will be replaced because of a hole in the bottom of it. Also, the exterminator had mentioned that there should be no feeding of the birds, ducks, or squirrels because these droppings remain on the ground and they attract the rodents we are trying to eliminate. So, please do not feed the birds, ducks, or squirrels.

Contact Information for Bermuda Park

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