



Newsletter

October 2015

From the President

I hope this finds all the owners of Bermuda Park in good health wherever you may be.

Bermuda Park property is looking very nice. It has been an interesting few months, but things have settled down. The new managing company, Towne Properties, has taken over as of July 15, 2015 and the new landscaper, Green Heron, started August 1, 2015 and are keeping the property looking great. Everything is going well, but there are always some hitches and nothing that can't be overcome. Please bear with us in this transition period. Hopefully things will be working out and settling down with the new manager and landscaper. Also, make sure when paying your quarterly fees that you are paying them to the correct lock box and location.

It is very hard to get Florida contractors to do things on our property but we are working very hard to get some of the projects done before everyone returns and for the people who live here full time.

I want to thank Mike Tedesco for the fine job he is doing, being a board member and a full time resident at Bermuda Park. He was my eyes and ears while I was up north and on a long vacation. Thanks again.

I also want to thank Stephen Towns, our property manager, for the fine job he has done during the process of transferring Bermuda Park from our previous manager to Towne Properties. Stephen is going to return to his home town for personal reasons and will no longer be working in this area. Thanks Stephen. Our new property manager is Darla Mini. She can be contacted by calling 239-596-1031 or email at DarlaMini@towneproperties.com. I look forward to working with her. Please make note of this change..

If you have problems contacting the property manager or getting your matters resolved, please let a board member, including myself, know so we can address your concerns. Don't let your problem fester, we can work together and come to a common goal.

Broadstar: I don't like bringing up this topic in the newsletter because it is a Master Board issue. At the meeting October 3, 2015 in the Club House with Broadstar, I informed the Broadstar representative of the following: Bermuda Park owners who have trouble contacting Broadstar or getting matters resolved should contact me. I in turn will contact the Broadstar representative directly to settle the situation. When doing this, document all in writing and forward it to me.

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Planting in common areas

I still receive questions regarding the planting in common areas. The documents are very clear, this is **NOT** the condo owner's property and no planting is allowed in that area regardless of the old addage that this could be done within two feet from the back of the condo. There is no planting to be done on the banks of the canal behind buildings 7 thru 14, this is also common area.

At the present time, we are dealing with a problem where the trees have grown up to the second floor, obstructing the view from the second floor owner/resident. This matter has been corrected in two places.

The buildings are going to be painted in the future and all shrubs and trees will have to be removed so the painters are able to do their work. If you have shrubs or trees planted next to your condo in common areas, please consider removing these now.

Common Areas

Common areas include walkways, steps and any area not inside your condo. Nothing is to be placed in these areas, such as plants in pots, decorations, and other items that may be an obstruction when people are walking in these areas. Please see that they are removed. This is not an area to place personal items. Refer to the documents if you have concerns.

Pool Area

The Cabana is **NOT** a dumping area for items that you no longer want. This past week an old TV was placed on a table and plugged into a recepticle with the remote and cable on top of the TV. There was also a picture and other items placed in the cabana. Please place items in the dumpster. The Cabana is not a dumping ground. Let's keep it looking clean.

There is a "NO SMOKING" sign in the Cabana. This includes the area around the pool. There have been cigarette butts on the ground and in the pool skimmers. **PLEASE**, do **NOT** smoke in the pool area.

Another reminder, no children with diapers in the pool.

Please make sure the door is closed upon entering and departing the pool. It has been noted that, at times, the doors are not latched. We know at times you may be waiting for someone to join you, but this causes a safety issue if a small child should come in and not be noticed.

The board is reviewing the contract for cleaning the Cabana area. It has been reported that at times it has not been clean.

Do not take chairs into the hot tub area. It is very narrow and causes a safety issue. There is plenty of room on the pool deck to sit and lounge. Regarding the pool deck, make sure you put umbrellas down because of wind. In order to keep the area clean and neat, please straighten the chairs and pick up all items when you leave.

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Budget

At the Board Meeting on October 15, 2015, a workshop was held after the regular meeting to present a budget that will not increase your Bermuda Park yearly maintenance fee. Keep in mind though, that the Master Board has not had their budget meeting, which means they may or may not have an increase. Mike Tedesco has worked very hard with Towne Properties to keep the figure the same as last year for Bermuda Park.

Trash

Again, this is a reminder: when depositing large items (such as mattresses, chairs, TV's) in the trash that do not fit in the bin, call the property manager and arrange for a special pick-up. There is no extra charge to the owners. These items are unsightly and cannot be picked up on the regular garbage day because of the size of them. We want our community to look neat and clean.

Smoking

It has been brought to the board's attention that people are smoking in the courtyard around the newly potted plants and putting their butts in the pots. These pots are NOT ashtrays. To keep our community looking nice, please dispose of cigarette butts in proper places.

A "no smoking" sign is posted in the cabana. We were informed by our pool company that there has been cigarette butts in the skimmers. There is to be NO SMOKING in the pool area at all.

Pool

It is a Florida State Law that NO animals are allowed in the public cabana and pool areas at any time. Please refrain from taking your pets in these areas.

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Security

It has been reported that there is a lot of traffic of unknown vehicles going through our property. Please keep an eye on them. There has been a number of issues in the Villages of Bonita, so please be alert. There are a lot of vehicles entering by using the key pad. That means that somehow people have the code. It would help if the phone system is used to invite your guest into your home. On October 17th, between the hours of 3 and 3:30 am, someone struck the entrance gate to Bermuda Park and knocked it down. Please be vigilant in your community and report any suspicious activities.

Contact Information for Bermuda Park

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