

Bermuda Walk Board Property Owners Association, Inc.

Managed by Advanced Property Management

Board of Directors Meeting

980 Wateroak Dr. NE Palm Bay, FL 3205

July 22, 2025, AT 6:00 p.m.

Minutes- Approved

Call to order: At 6:00 pm Randy Brown called the meeting to order

Pledge of Allegiance: Randy Brown lead the pledge of Allegiance

Roll Call and Determination of Quorum:

Randy Brown, President: Present

Will Glidden, V.P.: Present

Nancy Sweeney, Treasurer: Present

Mary Sweeney, Secretary: Present

Lorraine Martz, Director: Present

Also in attendance: Beth Morris, LCAM, Advanced Property Management

With 5 of 5 Board members present quorum was achieved

Proof of Notice of Meeting: This meeting was noticed in accordance with Florida Statute

Minutes of last meeting (read/waive): Minutes from April 21, 2025, Read by Mary Sweeney

Nancy Sweeney made a motion to accept the minutes as read, it was seconded by Will Glidden, all were in favor, motion carried

Financial Review – APM:

Beth Morris gave a brief overview of the financials of June 30, 2025, providing the current assets / liabilities and reserve balance.

Review Accts for Collection:

There are three accounts that need to go to collection: account # 31761 with a balance over 5k, account # 39190 with a balance over 5k, and account # 25223 with a balance over 1k

Nancy Sweeney made a motion to send the three accounts to collection Lorraine Martz seconded the motion, all were in favor, motion passed.

Review of Accts for DPC:

Nancy Sweeney advised that there are two accounts that need to go to DPC for hearing and fining account # 40312 for Roof violations and account # 25273 for weeds/ landscape overgrown

Will Glidden made a motion to send account # 40312 and # 25273 to DPC Randy Brown seconded the motion all were in favor, motion passed.

Old Business:

New Clubhouse Doors have been installed- final inspection is done – the outside of the door will be painted by Randy

New Business:

Golf Cart:

The cart is in need of repair the plan is to get rid of it – it will cost too much to repair it – APM to investigate selling to local retailers or to get an idea of what it can be sold for.

Nancy Sweeney made a motion to table the decision, it was seconded by Will Glidden, all were in favor, motion passed.

Interview process for Renters prior to Lease approval

Nancy discussed implementing the policy. Member mentioned that he didn't feel the need if they have passed a background check. APM currently reviews the lease and does the background check. After some discussion it was determined that no further action will be taken.

Sidewalk/path at entrance for safety of pedestrians

Randy Brown mentioned that dog owners need to be vigilant when walking their dogs at the entrance, it is best to use the exit side as it is easier to see oncoming vehicles. Randy is going to look into the cost for installing a path.

Update Welcome Book to reflect new website

Nancy Sweeney mentioned the website address in the Welcome Book is incorrect, it will be corrected.

Adjournment: At 7:03 Nancy Sweeney motioned to adjourn, Randy Brown seconded, all were in favor, motion passed