



May 1, 2017

Bermuda Bay Beach Condominium Association, Inc., Homeowners:

As approved at the Special Board of Directors Meeting, held April 20, 2017, enclosed please find the special assessment coupon booklet for the Special Assessment, in the amount of \$194,681.00, to raise funds to cover the unbudgeted costs associated with contracts for rodent exclusion (eradication) in all 30 residential buildings, the community wide termite fumigation (tenting) of all community & residential buildings, additional funds to supplement the underfunded 2017 operating budget due to the prior year's deficit, unforeseen unbudgeted operating expenses and additional administrative costs associated with special meeting notice mailings and payment coupons.

As indicated on the enclosed coupon, the special assessment **payment is due on or before July 1, 2017.**

Please be advised that the special assessment payment *will not be automatically withdrawn from your account.* You must remit your payment via check with the enclosed coupon and mail directly to the bank. At the back of your coupon book is a pre-addressed mailing label for your convenience.

Per the Amended Declaration of Condominium and Florida Statute 718.116(3), payments are due on the 1st of the month and are considered late if received after the fifteenth (15th) of the month (July) and will be assessed a \$25.00 late fee and all normal collection procedures will take effect.

Should you have any questions, please do not hesitate to contact Resource Property Management.

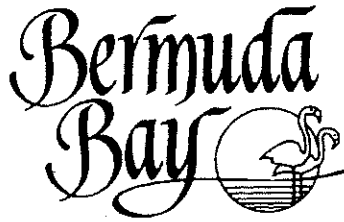
Sincerely,

ON BEHALF OF THE BOARD OF DIRECTORS

Scott Fisher, CMCA, AMS®
Licensed Community Association Manager
Resource Property Management, Inc., AAMC

Accredited Association Management Co. (AAMC) - Website-www.resourcepropertymgmt.com

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28100 US Hwy 19 North, Suite 205 Clearwater, FL 33761 727-796-5900 Fax: 727-796-5011	7300 Park Street Seminole, FL 33777 727-581-2662 Fax: 727-584-2118	5901 Sun Blvd., Suite 103 St. Petersburg, FL 33715 727-864-0004 Fax: 727-866-7002	2025 Lakewood Ranch Blvd., Suite 203 Bradenton, FL 34211 941-348-2912 Fax: 941-746-7520



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SECOND NOTICE
NOTICE OF BUILDING / UNIT TERMITE FUMIGATION
And TENTING OWNERS RESPONSIBILITIES

May 1, 2017

To All Bermuda Bay Beach Condominium Owners & Residents:

This is a second reminder of the original Notice letter sent to you on April 20, 2017 regarding the upcoming termite tenting / fumigation of all residential and common area buildings at Bermuda Bay beginning on June 2nd through September 3, 2017 by Pestguard Commercial Services.

The following are highlights of Unit Owner responsibilities in this process;

1. Your Unit and Building must be vacated for three (3) days during its scheduled fumigation dates per the enclosed information and fumigation dates schedule. The Association is NOT responsible for any cost to unit owners in this regard. You might be covered for your expenses by your personal condo insurance.
2. Access to all units is required, therefore; if you have not provided a key or it doesn't work, a locksmith's expense will be charged against your unit.
3. Any and all rooftop satellite dishes or antennas must be removed from the common element roofs at the owner's expense. These installations are not only in violation of the Associations Governing Documents but may be damaged during this process and neither the contractor (PCS) or the Association will be responsible for damage, removal or destruction of these installations.

The contractor (PCS) will also provide "free" any fumigation bags that may be required to bag any food products that are not in glass, cans, etc. If NOT bagged, the food must be discarded. Bags will be available at the Bermuda Bay on-site office.

The gas product used to fumigate is a clear gas and does not leave behind any residue harmful to residents once the building has been given the "all clear" to return to your units. Unit owners do not have to clean anything after the fumigation.

ATTACHED is important information regarding the upcoming Community wide Termite Fumigation / Building Tenting program that will affect your unit and is **scheduled to begin on June 2, 2017 through September 3, 2017. PLEASE PLAN ACCORDINGLY.**

It is **VERY IMPORTANT** that you read and review this information regarding your responsibilities as a Unit Owner, complete the necessary information forms and **return to the Bermuda Bay office NO LATER than May 15, 2017.**

ALSO ENCLOSED, for those whom rent their units on MINIMUM 30 DAY basis, is a "Temporary Occupancy Agreement" that may be used in the event you need to relocate your tenant only during the scheduled 3 day fumigation dates of your rental unit.

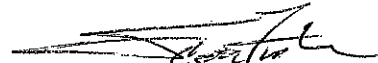
IMPORTANT IMPORTANT IMPORTANT IMPORTANT

PLEASE REMEMBER It is VERY IMPORTANT that you complete the necessary "Fumigation Preparation Instructions" form and return to the Bermuda Bay office NO LATER than May 15, 2017.

Should you have any further questions, please do not hesitate to contact your Board of Directors, the Bermuda Bay Office or me.

Sincerely,

ON BEHALF OF THE BOARD OF DIRECTORS



Scott Fisher, CMCA, AMS®
Association Manager
Resource Property Management, Inc., AAMC



Pestguard Commercial Services Inc

Fumigation Preparation Instructions:

- | | |
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| <u> </u>
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<u> </u> | <p>1 All persons, pets, and living plants must be removed from the structure.</p> <p>2 All items for human consumption (such as food, beverages, tobacco products and medicines) which are not in airtight containers (such as glass jars or metal containers) with the original manufacturer's seal intact, must be removed from the structure or placed in polyethylene bags of 4-mil or greater thickness. This includes items in refrigerators and freezers and pet foods.</p> <p>3 Mattresses or pillows which are completely encased in waterproof covers (such as are normally found in a nursery or for an infirmed person) must be removed from the waterproof cover, or removed from the structure.</p> <p>4 Electricity must be available. Water should be available on the property. Pestguard needs to be notified, in advance, if water or electricity is not available.</p> |
| <u>Association</u>
<u> </u> | <p>5 Pestguard will not be held liable for damages to interior/exterior cooling or heating equipment. Walk in freezers must be shut off prior to fumigation.</p> |
| <u>N/A</u>
<u> </u>
<u> </u> | <p>6 All pilot lights must be extinguished and the gas turned off at the main valve or tank. (This must be done by your local gas company).</p> <p>7 To insure proper fumigation and aeration of your premises all cabinets must be opened at least 4 inches. All doors, closets and storage areas within the fumigated area must be unlocked. Remove any breakable items from window sills as Pestguard must open all operable windows and doors during aeration of the structure. (This is required per the manufacturer's label.)</p> |
| <u>Association</u>
<u> </u> | <p>8 Any plants and/or rocks/mulch closer than 24 inches to the structure or vines attached to the building <u>MUST BE REMOVED TO AVOID SERIOUS DAMAGE.</u> Shrubbery and tree branches should be trimmed back to allow enough space for the tent to fall freely to the ground. Tree limbs touching the roof must be cut back. Heavily water all vegetation adjacent to the structure on the morning of the fumigation to minimize damage. Pestguard will <u>NOT</u> be held responsible for damage to vegetation and foliage during the fumigation process.</p> |
| <u>N/A</u>
<u> </u> | <p>9 When tape must be used for sealing, Pestguard will not be held responsible for paint or plaster lifting off when the tape is removed. Sometimes when tape is removed, some of the mastic from the tape will remain. Pestguard will <u>NOT</u> be held responsible for mastic from the tape or spray adhesive remaining on the structure.</p> |
| <u>Association</u>
<u> </u> | <p>10 All awnings must be lowered by the owner to prevent damages.</p> |
| <u>Association</u>
<u> </u> | <p>11 Due to the work involved, it is necessary for grown men to carry heavy tarps while working on the roof. Although extreme caution is used, Pestguard will <u>NOT</u> be held responsible for damage to the roof, cracked or broken tiles, gutters, ventilation stacks, skylights or vent covers, or solar heaters. All structures are subject to the same conditions regarding the roof.</p> |
| <u> </u> | <p>12 Federal law requires that the structure be locked during the fumigation, and that the fumigator has in his possession all keys to the structure during the entire fumigation period. This includes keys for any locked door/cabinet inside the structure. It is important that you make key arrangements with the office</p> |

Pestguard Commercial Services Inc
4274 Independence Court. * Sarasota * Florida * 34234
Phone: (941)358-3863 * Toll Free: (866)848-1100 * Fax: (941)358-3864
www.pestguardtermite.com * Email: info@pestguardtermite.com



Pestguard Commercial Services Inc

13 During the fumigation procedure and aeration period, Pestguard will NOT be held responsible for vandalism, theft or breaking and entering. If you are concerned you may obtain a guard or watchman at your own expense.

14 Driveways must be cleared of all vehicles. If any vehicles are left in the garage(s) during the fumigation, they must either be unlocked, or a key must be provided to Pestguard for aeration purposes. Pestguard will not be held responsible for any theft, vandalism or damage.

Association

15 Attached fences must be removed by property owner. Pestguard will remove fences if deemed necessary for proper treatment, but will NOT be responsible for damages or reattachment.

16 ****** Owners are responsible for removal and remounting of all satellite dishes or antennas at their expense.** Owners are also responsible for removing exterior lighting that extends beyond or is in close proximity to the edge of the eave prior to the arrival of the fumigation crew. Pestguard personnel may remove these lights if not done prior to their arrival. Pestguard will NOT be held responsible for remounting the lights, or for any damage that may occur to them.

N/A

17 **Owners are responsible for removal and reattachment of any pool cage screen abutting the roof of the structure. This must be removed to ensure proper sealing of the structure for fumigation. Pestguard will NOT remove or reattach the screen.**

18 **The fumigated structure MUST NOT BE RE-ENTERED until it has been declared safe for re-entry by posted notice.**

I the principal owner or principal adult of the structure to be fumigated hereby acknowledge receipt of the Sulfuryl fluoride facts sheet and agree to all the before mentioned instructions and terms.

Signature: _____ Date: _____

Printed Name: _____ Unit Number: _____

Treatment date: _____

Emergency Contact Phone Number: _____

Name of Residence or hotel where you will be staying: _____

Upon Re-entering

Since the fumigant leaves no residue any dishes, clothing, or linens Do Not need to be washed.

After the fumigation, all Drywood termites will be dead, however the pellets will continue to sift out for a long time due to vibrations. Fumigation of your dwelling will kill almost any living thing inside your home. Other pests and vermin will die where they are, that is behind double walls or behind refrigerator etc. Lizards and spiders may survive fumigation due to lowering their respiratory rates.

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Pestguard Commercial Services Inc

Pet Preparation for the Fumigation

Property Address: _____

City: _____ **Zip:** _____

As you prepare your home for its upcoming fumigation, we want to remind you of a sometimes-overlooked family member- your cat. Cats are unique pets as they have a propensity to come and go as they please. Unlike a dog, cats prefer to be left with little to no attention to them. Having this freedom causes a variety of reactions when your pet becomes stressed. You may have noticed that as their environment changes or as a stranger enters their environment your cat may act odd or run and hide in a familiar place and sometimes will find a new hiding place. The entire fumigation process, beginning when you start to prepare your home may cause your pet to hide more, sometimes making them impossible to find prior to the home being fumigated. Sometimes the homeowner is so distracted in completing their preparations that they forget to remove their pet. The unfortunate ending is the loss of a loved one**. Our fumigation company hopes to prevent this from happening to your family and hope to remind you to remove your pet from the property during the entire fumigation process.

*Even if you do not own a cat, you may have a neighbor whose pet roams the neighborhood. To help reduce the chances of their pet entering the structure during the fumigation process, we strongly recommend that you communicate your fumigation dates with your neighbors and close off any openings to spaces that would allow domestic animals access, such as exterior sub area vents, access openings or vents.

**Our fumigation company utilizes chloropicrin (tear gas) as a warning agent and Sulfuryl Flouride gas during every fumigation. The Sulfuryl Flouride label states: "Remove from the structure to be fumigated all persons, domestic animals, pets (including fish) and desirable growing plants." Cats are capable of ignoring the extreme physical distress of chloropicrin exposure and will not leave their hiding place to alert a fumigator of their presence before the Sulfuryl Flouride gas is introduced. Fumigators depend on you to help prevent a tragedy from occurring.

I do not have a pet cat _____ I do have a pet cat _____

On the date of my fumigation and throughout the fumigation process my pet(s) will be:

In my possession and away from the home _____ Boarded in a kennel _____

X _____ X _____
Authorized Signature (Owner/Tenant/Agent) Date

BERMUDA BAY BEACH CONDOMINIUM ASSOCIATION

TEMPORARY OCCUPANCY AGREEMENT

In accordance of 19.10 of the Associations Declaration; The Board of Director shall grant authorization to the below listed unit owner to permit the occupancy of guests for a three (3) day period to the following persons and such person`s family and guests:

- (i) A unit owner within Bermuda Bay
- (ii) A tenant with an approved lease in place for another unit within Bermuda Bay

Authorization is conditional and granted only for relocation purposes due to the Summer 2017 termite tenting (fumigation) project within Bermuda Bay. Occupancy is limited to a maximum of four (4) persons and ONLY FOR THE SCHEDULED FUMIGATION DATES OF THIS SUBJECT UNIT.

Unit Address: _____

Period of occupancy: _____ to _____

Occupancy agreement between:

Unit Owner: _____ and Unit Occupant: _____

Total # of Occupants _____

Please List **ALL** Occupants/Guests of Unit:

Unit Owner contact info: Phone _____ Email _____

Occupant contact info: Phone _____ Email _____

The occupant(s) and all guests agree to abide by the Governing Documents of Bermuda Bay, its Policies, Bylaws, Rules and Regulations and assume all responsibility of any liability herein.

I hereby acknowledge that the information provided herein is true and accurate.

Unit Owner Signature: _____ Date: _____

Occupant Signature: _____ Date: _____