



BERMUDA ISLES II

NEWSLETTER - SECOND QUARTER, 2025

**You are invited to attend the next
Bermuda Isles II Meeting of Directors**

Thursday, July 24, 2025 @ 2:00 pm

Zoom Only - Instructions to follow by email.

BOARD OF DIRECTORS:

President:	Dennis Simon	dennis_ius@yahoo.com
Vice President:	John Yeager	yeagerjohnnc@gmail.com
Secretary:	Rose Hawley	rosehawley@comcast.net
Treasurer:	Linda Komara	lkomara@hotmail.com
Director:	Nick Andrianas	nickandrianas@optimum.net

MANAGEMENT COMPANY:

Ability Management	Allen R. Bouley
6736 Lone Oak Blvd.	Community Association Manager
Naples, FL 34109	Licensed C.A.M.
239-591-4200	allen@abilityteam.com

Good News Regarding Insurance!

Hello, Bermuda Isles II Residents.

Your Board of Directors and Ability Management hope all of you are having a wonderful summer – wherever you are!

First of all, we are pleased to report that there will be NO increase in our insurance renewal premium this year. As you know, over the past four years our insurance has gone from \$57K to over \$170K and was the sole reason for the 2021, 2022 and 2023 increases in our quarterly assessment.

Now, let's catch up on all the other things that are happening in our **BEAUTIFUL** community.

Completed Projects

- Repaved the roadway, parking spaces and bike rack areas in front of 3930, 3940, mid-3950 and around the dumpster. Our project took place in conjunction with a similar project in Bermuda Isles I.
- Repaired sidewalk tripping hazards on six buildings.
- "Lint Out" cleaned dryer exhausts.
- Installed gutter guards at 3951 and 3961 for leaf management.
- Trimmed large trees for hurricane season, including the north easement.

Pending Projects

- A pilot project to refinish landings, stairs and railings will start this fall with 3950 as the first building. After evaluation, the work will extend to other buildings. We may only be able to do a couple of buildings each year until complete.
- Sod replacement behind 3951 and 3961 is on hold until nearby trees are trimmed for more sunlight. We are coordinating with The Cays on this, and price discussions are ongoing.
- Mulching will resume after the rainy season.
- Grass in front of 3970 and 3971 and also behind 3960 (around and behind large fern bed) is dying off. The gardeners believe it will recover with rain; if not, they'll apply fertilizer and go from there.
- The dumpster enclosure latch needs replacing. Solutions are being explored.
- Broken cement parking bumpers replaced during repaving will be re-stenciled where required.

Delinquent Quarterly Assessments – New Penalties

If you are having trouble paying your quarterly assessment, please talk to Ability Management or a Board Member to work out a payment schedule. We understand life can be unpredictable for people in good faith but, unfortunately, there have been a few owners simply ignoring our notices. For this reason, your Board has instituted the following penalties for non-payment.

- 45 Days Late - Smartpass will be deactivated and removed. A new application fee is required to regain the privilege of a Smartpass after all overdue fees are paid.
- 60+ Days Late – 18% interest will be added from date of original delinquency.

To help everyone... 😊 Please...

- **REPORT AND PAY FEES FOR RENTERS 30 DAYS PRIOR TO ARRIVAL** –Two forms are required and minimum \$200.00 is due. ***We cannot overstate the importance of this.*** Background checks protect all residents. Also, we are legally obligated to know exceptions to owner occupations and who is residing and where at all times in case of fire, theft or hurricane. *Guests (without owner present) also need to be reported, but there is no fee.* See detailed instructions at the end of this newsletter.
- **POUR 6 OZ. BLEACH OR VINEGAR DOWN A/C DRAIN EVERY SIX MONTHS** - Avoid problems for yourself and your neighbors.
- **CHECK YOUR SMOKE DETECTORS** – Press the test button. Replace batteries as required by the manufacturer and/or if the sound is weak or absent.
- **MAKE SURE WE HAVE YOUR EMAIL ADDRESS** – Email is our primary communication method. Contact Lisa at Lisa@AbilityTeam.com or 239-591-4200 to update.
- **STOP PUTTING STYROFOAM IN RECYCLE BINS** – Take Styrofoam to Publix for recycling. Even if it has a recycling number (typically #6), it is still NOT recyclable in our bins. Publix also recycles egg cartons and takeout trays.
- **STOP PUTTING PLASTIC BAGS IN RECYCLE BINS** – Take all types of plastic bags and plastic wrap to Publix for recycling. This includes bread bags, produce bags, cereal bags, dry cleaning bags, and resealable bags (without the zipper), ice bags, bubble wrap, air pillows and overwrap from toilet paper, napkins, paper towels and shipping cases.

A Note to Gardeners...

Feel free to enjoy gardening near your unit, but only under these conditions:

- At your own risk and at your own expense.
- If you plant it, you must maintain it.
- If it dies or becomes unsightly, you must remove it.
- If it needs trimming, you must trim it.
- Florida Native plants are preferred but not required (<https://www.flawildflowers.org/plant-selection-guide/>).
- Vegetation, plants and pots cannot be placed on walkways, stairs or landings or otherwise block emergency access or cause a hazard.
- No plantings are permitted on grass lawns.
- Plants must be at least six inches away from buildings to allow for proper maintenance and upkeep.

- If your plant is damaged by workers or any other reason, you have no recourse for damages. Human or animal activities may result in a plant calamity here and there. 😊
- Be aware of your neighbors and consider their privacy and opinions as needed.

Handy Info

Bermuda Isles II Bulletin Board

- A bulletin board outside the dumpster enclosure displays helpful information for unit owners.
- There is info about the SmartPass Entry System, pest control, board of directors, management company, etc.

Discarded Furniture & Appliances Left by Dumpster

- Each Thursday, Waste Management will pick up anything left on the **EAST** side of the dumpster.

Pest Control

- Call Personalized Pest Control if you have an issue with pests.

Personalized Pest Control, Inc.
3888 Mannix Drive #308
Naples, FL 34114
239-455-8444

- You may also call them for treatment prior to returning for season or before you leave.
- This service is included in your quarterly dues. No extra payment is needed.

Condo Owner Records

- Notify Lisa at Ability Management of any change in owner's address, phone number or email. Contact her at Lisa@AbilityTeam.com or 239-591-4200.
- For security purposes, please also keep Lisa updated with your emergency contact information.
- Email is our preferred method of communication. This saves our association processing fees and postage. If you don't have an email address on file with Ability Management, please contact Lisa as soon as possible.

Rules and Regulations

Dogs

- Owners may have up to two dogs, each not over 30 lbs.
- Renters may not have dogs, except with proper documentation signed by a doctor.

Smokers

- Smoking is not allowed on the lanai.
- Ashtrays and cigarette receptacles must not be left in the open or on the lanai unless contained to prevent odor.
- Outside smoking must be at least 10 feet from the buildings.

Grills

- All grills must be electric. No propane or charcoal grills are allowed.

Bicycles

- Bicycles cannot be stored under personal car ports.
- Four bike racks are available within Isles II.
- Name tags are required.
- Annually, bikes without name tags will be either put in the dumpster or donated.
- If you travel up north for the summer, please store your bikes in your condominium unit.

Pickups

- Pickups are allowed to park in Isles II parking areas as long as they have a bed cover. Same rule applies to Isles I.

Commercial Vehicles

- Commercial vehicles are not allowed to be parked overnight.

Procedure, Forms and Fees for Renting Your Unit

- Lisa at Ability Management oversees Rental Applications. Contact her at Lisa@AbilityTeam.com or 239.591.4200.
- No Unit may be leased for a period of less than thirty (30) days nor more than three (3) times per year.
- The following documents and payments are due **30 days prior to occupancy**:
 - ☐ Rental Application Form completed by the renter.
 - ☐ National Tenant Network Form completed by the renter.
 - ☐ Copy of lease agreement.
 - ☐ Copy of renter's driver's license (18 or older).
 - ☐ Application fee \$80.00 payable to Bermuda Isles II
 - ☐ Processing fee \$70.00 payable to Ability Management
per applicant 18 or older or per married couple.
If married couple but have different last names, they must provide copy of marriage license.
 - ☐ Background Check \$50.00 payable to Ability Management
per applicant 18 or older.
New York residents must pay \$108.95 per applicant 18 or older.
- Rental Application Form and National Tenant Network Form are available at VanderbiltLakes.net under Bermuda Isles II. *A copy of each form is also attached to this newsletter.*
- **PAYMENTS must be NON-REFUNDABLE CHECK OR MONEY ORDER.**
- Renters may not have dogs, except with proper documentation signed by a doctor. Internet certifications are not accepted.

Form Required for Guest Use in Owner's Absence

- Selena at Ability Management handles Guest Authorizations. Contact her at Selena@AbilityTeam.com or 239.591.4200.
- A Guest Authorization and Registration Form is due 10 days BEFORE each guest visit.
- The form must be completed and signed by the owner.
- The form is available at VanderbiltLakes.net under Bermuda Isles II. *A copy of this form is also attached to this newsletter.*

BERMUDA ISLES II CONDOMINIUM ASSOCIATION, INC.

c/o Ability Management
6736 Lone Oak Blvd
Naples, FL 34109
Office: (239) 591-4200
Selena@abilityteam.com

SALES/RENTAL APPLICATION FORM

Please submit application at least 30 days prior to occupancy.

- ☐ I/We hereby apply for purchase of: 3930 / 3940 / 3950 / 3951 / 3960 / 3961 / 3970 / 3971 Leeward Passage Court, unit # _____ and for membership in Bermuda Isles II Condominium Association. Closing Date: _____ Title Company or Attorney: _____
A copy of the executed Sales Contract must be attached.

- ☐ I/We hereby apply for approval to lease: 3930 / 3940 / 3950 / 3951 / 3960 / 3961 / 3970 / 3971 Leeward Passage Court, Unit # _____ for the period beginning _____ and ending _____
Minimum Rental Period: thirty (30) days Maximum rental period: one (1) Year
A copy of the signed lease contract must be attached.

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION

1. Full Name of Applicant: _____ DOB: _____
2. Full Name of Applicant: _____ DOB: _____
3. Applicants Full Address: _____
4. Email(s): _____
5. Telephone: (Home) _____ (Cell) _____
6. Employer(Name&Address): _____
7. Employer phone # _____ Position Occupied: _____ How Long: _____
8. Previous Landlord: _____ Telephone #: _____
9. The Homeowner's Documents of Bermuda Isles II Condominium Association provide an obligation of Unit Owners that all units are for single family residence only. Please state the name, relationship and DOB of all persons who will be occupying the unit regularly.

Name

Relationship

DOB

10. List names & Addresses of two (2) references. (Local if possible)

Name: _____ Address: _____

City/State/Zip: _____ Telephone #: _____

Name: _____ Address: _____

City/State/Zip: _____ Telephone #: _____

11. Person to be notified in case of emergency: _____ Address: _____ phone #: _____

12. Make/Model of Auto(s) Year Plate #: _____

11. Insurance Company: _____ Policy #: _____
13. Mailing address for billings and notices connected with this application:
Name: _____ Address: _____
City/State/Zip: _____ Telephone: _____
14. Name of current unit owner: _____ Telephone: _____
15. Name of Realtor: _____ Telephone: _____
16. Financial Institution: _____
17. If this transaction is a SALE: I am purchasing this unit with the intention to (Please Check one)
☐ Reside here on a full-time basis ☐ reside here part-time ☐ lease the unit

I am aware of and agree to abide by the Condominium Association Documents and Rules and Regulations, including the following: _____ (Initials)

- | | |
|---|---|
| 1. NO pets will be permitted in tenant-occupied units. | 6. NO vehicle repairs on premises |
| 2. Parking allowed in designated areas only. | 7. NO commercial vehicles |
| 3. NO campers, RV's, boats, trailers or motorcycles. | 8. NO gas and/or charcoal grills |
| 4. NO trucks, including pick-up trucks | 9. All vehicles must observe posted speed limits. |
| 5. In consideration of neighbors above, below and beside, smoking will not be allowed on unit lanais and not within 10 feet outside the lanais. | |

I acknowledge receipt of a copy of the Association Rules and Regulations and have read and understand them. _____ (Initials)

The seller and/or landlord is to provide the Association Documents. Ability Management does not provide Association Documents.

I understand and agree that the Association, in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Documents and the Rules and Regulations of the Association. _____ (Initials)

I agree to pay all non-refundable Fees in connection with the transfer, sale or lease to cover administrative expenses of the approval process, which include, but are not limited to, personal interviews, credit inquiries, criminal background check and the checking of references.

Applicant Signature: _____ Date: _____
Applicant Signature: _____ Date: _____

☐ BOARD APPROVAL ☐ BOARD DISAPPROVAL

Association President/Board Member: _____ Date: _____

NATIONAL TENANT NETWORK

PLEASE PRINT CLEARLY PLEASE VERIFY INFORMATION

Time: _____

Subscriber: _____ Phone #: _____ Access #: _____

Date: _____

Request for Tenant Performance

Applicant: _____ Driver's License # / State: _____
SSN #: _____ DOB: ____ / ____ / ____

Co-Applicant: _____ Driver's License # / State: _____
SSN #: _____ DOB: ____ / ____ / ____

Present Address: _____ Rent Amount: \$ _____
Current Landlord: _____ Phone: _____
How Long? _____

Previous Address: _____ Rent Amount: \$ _____
Previous Landlord: _____ Phone: _____
How Long? _____

Present Employer: _____ Phone: _____
Position: _____ Supervisor: _____
How Long? _____

Gross Income: \$ _____ per week () per month () per year ()
Other Income: \$ _____ per week () per month () per year ()

Co-Applicant Employer: _____ Phone: _____
Position: _____ Supervisor: _____
How Long? _____

Gross Income: \$ _____ per week () per month () per year ()
Other Income: \$ _____ per week () per month () per year ()

Manager / Leasing Agent: _____
Rental Address: _____ Rent Amount: \$ _____

I/WE CERTIFY THAT THE ABOVE INFORMATION IS CORRECT AND COMPLETE AND HEREBY
AUTHORIZE YOU TO MAKE ANY INQUIRIES YOU FEEL NECESSARY TO EVALUATE MY TENANCY. IF I
RENT THE UNIT, I UNDERSTAND THE INFORMATION GATHERED ON AND FROM THIS FORM AND THE
RENTAL AGREEMENT – MAY BE MAINTAINED BY MANAGEMENT AND NATIONAL TENANT NETWORK
FOR UP TO FIVE (5) YEARS AFTER I VACATE THE PREMISES.

TENANT SIGNATURE: _____ DATE: _____

TENANT SIGNATURE: _____ DATE: _____

Bermuda Isles II

C/O Ability Management, Inc.
6736 Lone Oak Blvd. Naples, FL 34109-6834
Phone: 239-591-4200 Fax: 239-596-1919
Email: Selena@AbilityTeam.com

GUEST AUTHORIZATION and REGISTRATION FORM *

Bermuda isles II Address: _____

Guest Name(s): _____

Guest Home Address: _____

Relationship to Owner: _____

Number of Individuals: _____

Contact Number: _____

Vehicle Make: _____ Year: _____

License #: _____ State: _____

Date of Arrival: _____ Date of Departure: _____

I/We declare the foregoing information to be true and correct. I/We are aware of the Rules and regulations of Bermuda Isle II.

** Stays beyond 30 Days is considered a lease and must be specifically approved by Bermuda Isles II**

THE INDIVIDUALS IDENTIFIED ABOVE HAVE MY AUTHORIZATION TO UTILIZE MY HOME AS GUESTS IN MY ABSENCE AND A COPY OF THE BERMUDA ISLES II RULES AND REGULATIONS ARE IN THE HOME:

Owner's Name: _____

Address: _____

Phone #: _____

Owner's Signature: _____ Date: _____

* MUST BE TURNED 10 DAYS BEFORE EACH GUEST VISIT