



BERMUDA ISLES II

NEWSLETTER - FIRST QUARTER, 2025

Please attend the
Bermuda Isles II Annual Meeting of Directors
Wednesday, March 5, 2025 @ 5:00 pm
Bonita Shores Club
315 West Avenue, Bonita Springs

Completed Projects

- Downspout extensions were replaced and/or retrofitted on most buildings.
- Downspout diffusers were added to 3960 to prevent flooding and mulch being washed away.
- Sidewalks and carports have recently been power washed.

Upcoming Projects

- Due to excessive leaves, gutter guards will be added to 3960 and 3961 and should go on in the next week or two.
- "Lint Out" dryer exhaust cleaning will be done in March.
- Mulch will be applied to landscaping in March.
- Six of our eight buildings have issues with the sidewalks raising or lowering, creating dangerous obstacles that can cause one to trip. This will be fixed on March 20th.

Grass behind 3951 and 3961

- Adding Sod behind 3951 and 3961 is something we would love to implement. However, until our trees and the trees on the Cays property are cut back significantly, it's a waste of money. "No Sun, no growth." To date the Cays have not agreed to cut their portion back. We will update on any changes.

Important Note Regarding Air Conditioner Drain Issues

- Each year, we have numerous issues with clogged A/C drains that cause flooding and A/C units shutting down. To prevent issues with the drain on your A/C unit, it is important to add 6 oz. of either bleach or vinegar every 6 months. The A/C drains are tied to the owner below and above you. If the person below you doesn't do this, you will have issues above, and if the person above you doesn't do this, you will have issues below. Please do this twice a year. It will save us all a lot of problems. This isn't something the association pays to repair. It's your responsibility.

Handy Info

Bermuda Isles II Bulletin Board

- A bulletin board outside the dumpster enclosure displays useful 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 of 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 residence 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 condo 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.

Renters and Guest Use in Owner's Absence

Renting Your Unit

- Lisa at Ability Management oversees Rental Applications. Contact her at Lisa@AbilityTeam.com or 239.591.4200.
- The following documents and payments are due 30 days prior to occupancy:
 - ☐ Sales/Rental Application Form completed by the renter.
 - ☐ National Tenant Network Form completed by the renter.
 - ☐ Copy of lease agreement or contract.
 - ☐ 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 a 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).

- Sales/Rental Application Form and National Tenant Network Form are available at VanderbiltLakes.net under Bermuda Isles II.
- 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.

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.



Plastic Bags go to Publix to be recycled. Publix will take them even if they are not Publix bags.

	Paper	Junk mail, newsprint, magazines, copy paper, phone books, etc. Basically, any kind of paper except shredded, waxed, metallic or soiled. <ul style="list-style-type: none"> Used paper towels, tissues, etc. are considered soiled No hardcover books - donate those instead
	Metal Cans	Aluminum or steel (tin) cans No need to remove labels or crush cans.
	Cardboard	Any kind of box unless it held a liquid (such as those used to hold milk, juice, wine and broth). Flatten it to save room in your cart. About those pizza boxes - the lids can be recycled. The bottoms can be recycled if they do not have any food residue on them.
	Plastic Containers	Look for the numbers 1 - 7 within the recycle triangles on the bottom of the container (no Styrofoam, no plastic bags) Lids on? Lids off? Either way is fine.
	Glass	Green, brown and clear bottles and jars

**STYROFOAM IS NOT RECYCLABLE.
STYROFOAM BELONGS IN THE TRASH.**

There are only 5 materials that belong in your recycle cart.



BOARD OF DIRECTORS:

President:	John Yeager	yeagerjohnc@gmail.com
Vice President:	Rose Hawley	rosehawley@comcast.net
Secretary:		
Treasurer:	Linda Komara	lkomara@hotmail.com
Director:	Joel Posila	joelposila@gmail.com
Director:	Dennis Simon	dennis_ius@yahoo.com

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