

**Village of Bimini at Tarpon Cove
Board of Directors Meeting
Unapproved Minutes**

Unapproved Minutes from the Village of Bimini Board of Directors Meeting held on
Wednesday, April 13th, 2016, 9:00am, at the Tarpon Cove Community Center,
970 Tarpon Cove Drive, Naples, Florida.

ESTABLISH QUORUM:

Members Present:

Gary Greenleaf	President
Jay Brandt	Treasurer
Jim Frillici	Secretary

Also Present:

David Blouir	Property Manager
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CALL TO ORDER:

A quorum being present, the meeting was called to order at 9:01am by President Greenleaf.

Proof of Notice:

Notice of meeting was not posted in accordance with Florida State Statutes.

Old Business:

Gutter Cleaning and Repair- Gutter cleaning is underway this week. They will be enlarging the downspout openings at building 946, as this building has one of the worst performing rain gutter systems.

Sidewalk Grinding and Replacements- We are currently awaiting the schedule from Universal Underground for our concrete repairs. Schedule should be set by the end of the week. The property manager will also have them look at the sidewalk water pooling issue at building 921, at the entrance to the upper units.

Dryer Vent Cleaning- Dryer Vents were cleaned from the exterior of the buildings back in January. Residents were given the option to have their dryer pulled out and the hose cleaned for an additional \$25 at their cost, but all vents were cleaned up to the point where that hose attaches behind the dryer. The board would like cleaning done on a more regular schedule, every two years. We will look at different vendors for the next cleaning and try to get inside cleaning included in the project.

New Business:

Building Sign Cleaning and Repair- The property manager will obtain a quote from ProClean to clean all building signs throughout the neighborhood. We will have Andrea make any necessary repairs to the cracked and broken signs, and repaint if necessary.

Bimini's Website Presence- The board discussed upgrading the neighborhood's presence on the Tarpon Cove website, to match the other neighborhoods. The site would include minutes, financials, and insurance information. Director Brandt made a motion to upgrade the website, Director Frillici seconded, and the motion passed unanimously. The cost of the website upgrade is \$350/yr.

Roof Condition and Plan for Future- Bimini has had an unusually high number of roof leaks this year, resulting in excessive maintenance costs. When the neighborhood was built, a roof replacement reserve was created in order to fund full roof replacements 30 years later. Over the past few years, Director Brandt, as Treasurer, has been working to allocate any excess funds into those reserve accounts, lowering the replacement timeframe. Currently, the roof replacement schedule is as follows:

Bimini 1- 11 years, Bimini 2- 11 Years, Bimini 3- 13 years, Bimini 4- 13 years, Bimini 5- 13 years
Director Brandt made a motion to allocate \$4000 from Bimini 4, and \$6000 from Bimini 5's equity, into their roofing reserves. This will allow us to lower the remaining lifespan on the replacement schedule when the budgets are made this year. Director Frillici seconded this motion, and the motion passed unanimously. The property manager will begin working with Crowther to obtain different roof replacement options and prices, to ensure we're funding our reserves accordingly.

Tree Root Damage to Concrete and Roads- With the poor location of the trees throughout the neighborhood, there are lots of areas with lifted concrete and asphalt throughout Bimini. The TCCA Master BOD and Landscape Committee have been given a limit on tree removal permits (10 over a 5 year span, 5 left) throughout the community. The board and management will continue to monitor and address areas of concern as they arise, as trees cannot be removed at this time.

Adjournment:

With no further business to discuss, the meeting was adjourned at 10:28am.

Respectfully Submitted,

David Blouir, LCAM
Community Association Manager