

MINUTES
BIMINI AT CARRICK BEND CIRCLE
BOARD OF DIRECTORS MEETING
At the TARPON COVE COMMUNITY CENTER
MONDAY, FEBRUARY 20, 2017 at 10:00am

Directors Present: Gary Greenleaf President
Jay Brandt Treasurer

Also Present: Elaine Soucek- Rep to TCCA Master BOD, and David Blouir of Towne Properties.

Call to Order: The meeting was called to order at 9:00am by President Greenleaf

Proof of Posting: The meeting was posted according to Florida State Statutes.

Approval of Prior Minutes: Director Brandt made a motion to approve the prior meeting's minutes as written, President Greenleaf seconded, and the motion passed unanimously.

Treasurer's Report: Director Brandt discussed the 2016 fiscal year. He noted that fees were increased for 2017 due to the increase in maintenance issues over the neighborhood. Roof repairs totaled over \$30,000, on top of multiple water and sewer line breaks. Although we finished under budget in insurance last year, the budget remained flat as we renew late in the year and an increased premium is possible. We caught up a year in the roof replacement reserve this year. When the reserves were established, the roofs were scheduled for replacement in 30 years. With the frequency of roof related issues, reaching 30 years before replacement is highly unlikely, so the board has been funneling excess funds into the roof reserve accounts over the years, allowing the roofs to be replaced ahead of the original schedule. Most of the Bimini associations have been reduced to only 10 years left until roof replacement. All but one Bimini association finished 2016 with income, as we were running over budget in August when the 2017 budget was created, managed to finish the year with few other expenses:

Bimini I-	\$2729
Bimini II-	(\$4512 over)
Bimini III-	\$4703
Bimini IV-	\$1345
Bimini V-	\$6488

OLD BUSINESS:

2016 Year End Financial Review: (Discussed in Treasurer's Report above)

Update on Building Signs and Utility Enclosure Repair: Handyman Adam Smith began (long awaited) work on repair and rebuilding of the utility enclosures. He will be cleaning and repairing the address signs as part of this project as he works through the neighborhood.

NEW BUSINESS:

Landscape Discussion: The board discussed the state of landscaping in the neighborhood. Cliff Cook of Leo Jr did a preliminary walkthrough before the landscape committee conducts their actual "spring walkthroughs", where a more detailed plan will be discussed and approved by the committee.

Gutter Repair and Cleaning: Due to the poor appearance of the building gutters and fascia, the board has asked that we get a quote from Clean Up Group to clean the buildings.

Increased Water Usage: Building 890's water usage doubled in January of this year. We will wait until season is over to see if the usage drops back down before calling Sleuth for leak detection.

Adjournment: With no further business to discuss, a motion was made to adjourn the meeting at 10:40am.

Respectfully Submitted

David Blouir, Property Manager