

MINUTES
BIMINI AT CARRICK BEND CIRCLE
2017 ANNUAL MEMBERS MEETING
At the TARPON COVE COMMUNITY CENTER
FRIDAY, MARCH 10, 2017

Directors Present:

Gary Greenleaf	President
Jay Brandt	Treasurer
Jim Frillici	Secretary

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

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

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

Quorum: A quorum was met with 24 members present in person or by proxy. 25% of 84, or 21 members either present or by proxy is required for a quorum.

Approval of Prior Minutes: Jay Brandt motioned to waive the reading of minutes from the 3/21/2016 Annual Meeting and approve them as written, Jim Frillici 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. Bimini 3 received a \$950 credit for changes in our flood zone, and more may be coming. We also 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

President's Report: Gary Greenleaf discussed maintenance issues throughout the community. We are in the process of obtaining a quote from CleanUp Group for gutter/fascia cleaning, as many are black and dirty. Many of the utility enclosures are in extremely poor condition, and are currently being rebuilt and refurbished. Garbage and Recycling at the dumpster near 867 has been an ongoing issue this year, as many residents have been throwing garbage in the recycle containers. This may have been attributed to difficulties opening the dumpster door. The master board has since fit the door with a roller system, allowing much easier operation, and should cut down on the number of residents not using the dumpster for their garbage. If this system remains operational long term, the other dumpsters throughout the community will be fit with rollers as well.

Voting and Elections: There was one seat on the Bimini Board, and one seat as representative to the TCCA Master Board up for election. With only one candidate running for each, no election was necessary.

Your directors for 2017 are as follows:

James Frillici – existing term expires in 2018 (Director)

Jay Brandt – existing term expires in 2018 (Director)

Gary Greenleaf – new term expires in 2019 (Director)

Elaine Soucek – new term expires in 2019 (rep to TCCA BOD)

The results of the issues voted on by the Members are as follows:

1. Should excess funds in this fiscal year be rolled over to next fiscal year's operating budget?

 21 YES 0 NO

2. **As a financial audit was waived in 2014, 2015, and 2016, an audit is required for the 2017 fiscal year**

Adjournment: With no further business to discuss, a motion was made to adjourn the meeting at 9:20am.

Respectfully Submitted
David Blouir, Property Manager