

MINUTES
VILLAGE OF BIMINI
BOARD OF DIRECTORS MEETING
At the TARPON COVE COMMUNITY CENTER
FRIDAY, APRIL 7, 2017 at 10:00am

Directors Present:	Gary Greenleaf	President
	Jay Brandt	Treasurer
	Jim Frillici	Secretary

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 10:00am 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, Director Frillici seconded, and the motion passed unanimously.

OLD BUSINESS:

Update on Building Signs and Utility Enclosure Repair: Handyman Adam Smith has been working down Carrick Bend Circle repairing each building's utility cabinets as required. Once finished with the enclosures, he will begin repairing and painting the address signage.

Update on Gutter/Fascia Cleaning: A proposal was received from CleanUp Group to pressure clean the building gutters and fascia, and rinsing off any streaks or debris on the side of the buildings afterwards. This work has been put on hold until after the rainy season, allowing us time to prepare other competitive bids.

NEW BUSINESS:

Landscaping Discussion: Elaine Soucek discussed the landscaping throughout the neighborhood, noting that the "spring walkthrough" was completed, and she will send a copy of the proposal to the board once received from Leo Jr.

Sales Application/Background Check Discussion: As discussed during a meeting of the community's Board Presidents, President Greenleaf recommended adding a background check requirement to the Sales application for Bimini. Background checks are already required and performed on all lease applications throughout Tarpon Cove, and has recently been added to all other neighborhood Sales applications as well. Director Frillici made a motion to add a background check requirement to the Bimini Sales application, Director Brandt seconded, and the motion passed unanimously.

Roof Repair Discussion: This year, we've had multiple roof repairs costing over \$4,000 each. The board and residents discussed the possibility of borrowing the needed money to fund a roof repair 10 years sooner than scheduled, to cut down on the large repair expenses plaguing the neighborhood this past year. Opinions were mixed on whether borrowing the money and replacing the roofs early was a good decision, and the board will do more research into the borrowing options of large repairs continue over the rainy season.

Adjournment: With no further business to discuss, a motion was made to adjourn the meeting at 10:48am.

Respectfully Submitted

David Blouir, Property Manager