

Minutes
Village of Bimini at Tarpon Cove
MEMBERS ANNUAL MEETING 2023

Monday, March 13, 2023

9:00 a.m.

Tarpon Cove Community Center Naples, FL 34110

PRESENT:	Gary Greenleaf	President
	Jim Frillici	Secretary
	Marlene Berman	Treasurer

Also Present: David Blouir of DB Community Resources and more than 34 members in person/proxy.

1. Call to Order

The meeting was called to order at 9:00 am

2. Establish a Quorum

Quorum was established with 34 members in person or by proxy.

3. Proof of Notice of Meeting

Proof of notice was confirmed according to FL statutes and association's documents.

4. Reading or waiver of Reading of Last Annual Meeting Minutes

The reading of the past annual meeting minutes was waived. The Minutes were approved.

5. Announcement of 2023 Board of Directors (No election was required as the number of open seats equaled or exceeded the number of candidates)

Gary Greenleaf – Term expiring in 2025

Jim Frillici- Term expiring in 2024

Marlene Berman- Term expiring in 2024

Representative to TCCA Master Board – Perry DeSiato – Term expiring in 2025

6. President's Report: President Greenleaf discussed the 2022 fiscal year, including various projects and improvements, including a large amount of concrete repairs, light fixture replacements, and bi-annual roof cleaning. It was also noted that the largest budget increase by far was the insurance premiums, up \$128,000 from the 2022 budget. The spring walkthrough was recently completed throughout the neighborhood. The master association has agreed to allocate \$15,000 towards the landscape replacement list this year, with Bimini adding an additional \$18,000, for a grand total of \$33,000 in landscape replacements to take place in the spring.

7. Treasurer's Report: Director Berman provided a detailed report on the association financials and reviewed the 2022 budget performance. We experienced a deficit of \$55,682 that was covered by retained earnings.

8. New Business

- **Roll Over of Excess Funds...** It was approved by a majority of voting members, present in person and by proxy, to rollover excess association funds to next year's budget (if any). **(24-1)**
- **Waive the requirement to have an independent CPA to compile/review of the December 31, 2023 Financial Statement...** Waiver of the audit requirement was approved by the majority of members present in person and by proxy. **(22-3)**

9. Resident Comment Period. All questions were answered accordingly by the board.

10. Adjournment

With no other business to conduct the meeting was adjourned at 9:26a.m.

Respectfully submitted,
David Blouir, CAM

ORGANIZATIONAL MEETING

Call to Order:

The meeting was called to order at 10:55am.

Board vote to designate officers:

A motion was made by Gary Greenleaf to keep the same positions for the officers, appointing himself as the President, Marlene Berman as Treasurer, and Jim Frillici as Secretary, the motion carried unanimously.

2023 Board of Directors:

Gary Greenleaf – President

Jim Frillici- Secretary

Marlene Berman - Treasurer

Adjournment: Meeting adjourned at 9:33 am.

Respectfully submitted,
David Blouir, CAM