

Minutes
Village of Bimini at Tarpon Cove
MEMBERS' ANNUAL MEETING 2024

Monday, March 11, 2024

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 32 members in person/proxy.

1. Call to Order

The meeting was called to order at 9:00 am

2. Establish a Quorum

The quorum was established with 32 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 2024 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 2026

Marlene Berman- Term expiring in 2026

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

6. President's Report: President Greenleaf discussed the 2023 fiscal year, including various projects and improvements, including a large amount of maintenance (concrete bio wash, plumbing breaks under multiple garages, and gutter cleaning/repairs. It was also noted that the largest budget increase by far was insurance premiums once again, increase \$44000 this year. The spring walkthrough was recently completed throughout the neighborhood. Bimini contributed an additional \$22,000 in landscape work, on top of the \$6000 allocated from the TCCA Master.

7. Treasurer's Report: Director Berman provided a report on the association financials and reviewed the 2023 budget performance, noting that the budget has increased by over \$250k in the last 3 years. She also noted that we only had to increase the budget by 15% for 2024, even with increases to insurance, utilities, and the large TCCA master fee increase.

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). **(29-3)**
- **Waive the requirement to have an independent CPA to compile/review of the December 31, 2024 Financial Statement...** Waiver of the audit requirement was approved by the majority of members present in person and by proxy. **(32-0)**

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 10:12am.

Respectfully submitted,
David Blouir, CAM

2024 ORGANIZATIONAL MEETING (immediately following the 2024 Annual Meeting)

Call to Order:

The meeting was called to order at 10:15am.

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.

2024 Board of Directors:

Gary Greenleaf – President

Jim Frillici- Secretary

Marlene Berman - Treasurer

Adjournment: Meeting adjourned at 10:20am.

Respectfully submitted,
David Blouir, CAM