

**UNAPPROVED MINUTES**  
**Barbados at Carrick Bend Circle**  
**MEMBERS ANNUAL MEETING 2023**

**Wednesday, March 15, 2022, 9:00 a.m.**  
**Tarpon Cove Community Center Naples, FL 34110**

PRESENT: Fred Neri  
Deborah Muchmore  
Donna Scuteri  
Peter Defresco

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 a.m.

**2. Establish a Quorum**

Quorum was established with **34** members in person or by proxy. (23 needed)

**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 (there was no election necessary for 2023 as the number of open seats matched or exceeded the number of candidates).**

Deborah Muchmore – Term expiring in 2025

Donna Scuteri – Term expiring in **2024**

Peter Defresco – Term expiring in **2024**

Representative to TCCA Master Board – Donna Scuteri – Term expiring in **2024**

**6. President's Report:** Fred Neri gave the president's report as he was sitting president before resigning from the board at the end of 2022. Fred served on the BAR CBC board of directors for more than 10 years. He discussed the Kinsale golf course construction project but noted CBC has a large preserve area between the neighborhood and golf course, and will not be as affected as the other neighborhoods in Tarpon Cove. He also noted that our largest budget line item increase was insurance, increasing from \$87,000 to \$125,000 this year, and that there are only a handful of commercial lines carriers left in the state so there is no longer the option to change carriers to save money. Without the insurance increases, the budget

would have remained the same for the last 5 years.

Donna Scuteri gave her report as the newly appointed President, discussing the rental regulations, timelines, and fees. We had 26 total rentals in CBC for the 2022 fiscal year, including annuals. There were 2 homes sold in 2022, with 4 pending as of this meeting.

**7. New Business**

- **Roll Over of Excess Funds...** It was unanimously approved by all members present in person and by proxy to rollover excess association funds to next year's budget (if any). **(34-0)**
- **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. **(32-0)**

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

**9. Adjournment**

With no other business to conduct the meeting was adjourned at 9:30 a.m.

Respectfully submitted, David Blouir

---

**ORGANIZATIONAL MEETING**

**Call to Order:**

The meeting was called to order at 9:45 a.m.

**Board vote to designate officers:**

A motion was made by Deborah Muchmore to nominate Donna Scuteri as President, Deborah Muchmore as Treasurer, and Peter Defresco as Secretary, the motion carried unanimously.

**2023 Board of Directors:**

Donna Scuteri– President

Peter Defresco - Secretary

Deborah Muchmore - Treasurer

**Adjournment:** Meeting adjourned at 4:25 p.m.

Respectfully submitted, David Blouir