

**Bimini Bay Homeowners Association, Inc.**  
**Minutes of the**  
**Board of Directors Meeting**  
**April 16, 2024**

**CALL TO ORDER:**

Karen Riddle called the meeting to order at 6:31pm

**BOARD MEMBERS PRESENT CONSTITUING A QUORUM:**

Karen Riddle, Debra Kohel, Teresa Beller and Angela Tucciariello

**PROOF OF NOTICE:**

Proof of notice was posted at the gate and the clubhouse in accordance with the By-laws and Florida Statutes.

**MINUTES:**

A motion was made by Karen and seconded by Debra to approve the 3/19/24 Board meeting minutes; all in favor.

**MANAGERS REPORT:**

Sara is on vacation, no Managers Report this month.

**TREASURERS REPORT:**

Teresa provides the Treasurer's report as of March 31<sup>st</sup>. Teresa reports the only expenses over the last month were \$141.32 for the Sip and Dip event. Karen moves to ratify the expenses, Teresa seconds; all in favor. Teresa reports the income taxes due for 2023 by the HOA total \$2773. Teresa reports the CD #3002 matured and was rolled over and is not earning 4.1% interest and will mature on 3/23/25.

**UNFINISHED BUSINESS:**

**Pond Mowing**-Karen reviewed the reason behind the 18" grass barrier around the pond and stated details were provided in the April Newsletter sent on 4/14/24. It was suggested since it is dry season and the pond has receded, we trim the grass so it is not so overgrown and can begin to form a new barrier. Karen will contact the Lawn Maintenance company.

**Front Gate Speaker**-Karen reports that Automatic Access was out about two weeks ago to fix the broken speaker at the front gate, it is working fine now.

**NEW BUSINESS:**

**Community Survey**-Debra reports that there will be a Community Survey going to all homeowners in Bimini Bay. This is NOT an Activity Survey, but rather an overall satisfaction / wish list / document review survey. Debra will hand deliver to all homeowners and asks that you return the survey to the secured black box at the entrance to the clubhouse. If you are unable to return the survey to the clubhouse, please let a Board Member know and they can pick the survey up at your home.

**Pet Complaints**-Karen reminded everyone to keep your pets off homeowners' lawns and try to guide them to the public areas. Also to be sure to pick up after your pets.

**Maintenance Committee Initiative**-Teresa reports the Maintenance Committee will begin offering a new program titled "Neighbors helping Neighbors" and will provide minor household projects to owner occupied residents. Details were provided in the Newsletter. To schedule a provided service, contact Teresa or Karen. First NHN event is on 5/5 from 9:30 – 11:30 am.

**Deep Well Project**-Teresa reports the two Deep Well's will be sanded, sprayed with Rustoleum and painted by the Maintenance Committee on 4/28 beginning at 9:30 am.

## **COMMITTEE REPORTS:**

**ARC-** One ARC Application for resident at #1124, new windows and front door sidelights. All ARC Committee members approved. Karen made a motion to approve, Debra seconded, all other members approved.

**Budget/Finance-** None

**Maintenance-** Discussed above

**New Resident/Welcome-** Teresa welcomed Peter at #1179 and introduced him since he was attending the meeting.

**Nominations-** None

**Newsletter-** Karen reports the newsletter went out on 4/14. Moving forward, the newsletters will go out the first of the month and any important news from the BOD meetings will be included the following month or will go out in a separate e-mail blast.

**Recreational-** Angela reports the Sip & Dip event was well attended by thirty-five (35) residents; she thanks the committee for all their hard work. The next event will be a Cinco de Mayo Party on 5/5. Also, our community yard sale and bake sale is scheduled for 4/27. Please notify Angela if you plan to participate so your home can be highlighted on the map. If you have items to donate to the clubhouse sale, notify Angela or Karen for pickup. Roads will be one way the day of the sale to ease with traffic flow.

**Document Review-** Deb reports the first meeting was held on 4/8 and it was decided a Survey will be conducted prior to any forward movement by the committee.

## **DIRECTOR COMMENTS:**

Karen explained the lawn maintenance crew has provided us with purple flags for our irrigation system. Extra purple flags are in the clubhouse on top of the fridge, if a homeowner would like to flag a sprinkler for repair, feel free to place a purple flag or let a Board member know and they can flag the sprinkler.

## **MEMBER COMMENTS:**

Rose G. asked about changing the times of our sprinkler system so it only runs early in the early morning and not during the night which can cause issues. Mike V explained it cycles for 12 hours during the night, from 6pm to 6 am so someone homes will always have sprinklers on during the night. Mike V stated he can change it to begin at 9 pm and end at 9 am. Karen will send out an e-blast asking for the community's input before the system hours are changed.

Rose G asked about cleaning up some of the brushy palms in the common area. Karen asked her to notate that on her survey.

Mike V states he has not seen the Irrigation team who does the wet-checks twice a month and he used to always see them. He asked that Karen check with the lawn maintenance company and perhaps have them check in with they arrive. Karen stated she would be in contact with Mark to make those arrangements.

## **ADJOURNMENT:**

As there was no further business, a motion was duly made and seconded to adjourn at 6:55p.m. These minutes are being submitted by Bayside Management Services.