

Bimini Bay Homeowners Association, Inc.
Minutes of the
Board of Directors Meeting
May 21, 2024

CALL TO ORDER:

Karen Riddle called the meeting to order at 6:29pm

BOARD MEMBERS PRESENT CONSTITUING A QUORUM:

Karen Riddle, 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 Teresa to approve the 4/16/24 Board meeting minutes; all in favor.

MANAGERS REPORT:

Sara reports the follow up inspection will be performed by the end of the month and she will be meeting with Ground Professionals with Karen.

TREASURERS REPORT:

Teresa provides the Treasurer's report as of April. She provides a report on expenses since the last meeting. Teresa moves to ratify \$749.74 in expenses, Karen seconds; all in favor.

UNFINISHED BUSINESS:

Deep Well Project- Karen reports the project was completed by volunteers and she thanks them. There was a slight leak reported that will be investigated.

Survey- Karen reports the survey responses overall were good and some good suggestions made; the main concern is with the ground service. There were many suggestions regarding the common area north of the pool and how it could be better used. Many residents suggested implementing a website again.

Grounds company issues- Karen advises a meeting with Ground Professionals will be held to review the contract and discuss concerns. Discussion held.

Association Contact- Karen reminds everyone that all issues and questions should go through management.

NEW BUSINESS:

Cleaning Service- Angela reports the clubhouse floors were deep cleaned and waxed – they look great. The company that performed the work bid on the cleaning contract and came in \$100 less monthly than the current company. Angela moves to terminate MMG and hire Andrews Magic Touch for clubhouse cleaning, Karen seconds; all in favor.

Bat Houses- Karen advises there have been an increase of bat activity in the community, more than likely due to the neighboring construction. FL Wildlife will remove and relocate bats at no cost; they are a protected species. The local boy scout troop is looking for a project to build bat houses at no cost to the Association. They will be building and installing 3-4 bat houses in common grounds of the community.

Riviera Rd Parking Concerns- Karen reports a home on the opposite side of Riviera had a party and their guests were parking along the Bimini Bay side which may be a detriment to irrigation and the grass. Discussion held regarding ownership of the property and what might be done. The Board will look into signage prohibiting parking in that area.

Construction Issues- Karen advises there was a report of very late-night construction activity with a lot of noise and large trucks/lights. It has been reported to the City and they will speak with the contractor; all adjacent owners should file a police report if they see that type of activity again.

COMMITTEE REPORTS:

ARC- Karen reports there have been two applications.

1086 – request to install a white vinyl gate across the entry walkway; the ARC recommends approval. Karen moves to approve, Teresa seconds; all in favor.

1058- request to paint the landscape curbing an approved color; the ARC recommends approval. Karen moves to approve, Angela seconds; all in favor.

Budget/Finance- None

Maintenance- Teresa follows up regarding the well project and reports the pedestrian gate at the entry was repaired. The Neighbors helping Neighbors group assisted two owners in the last month.

New Resident/Welcome- Angela welcomes the new residents at 1140 have been welcomed to the community and 1177 is under contract.

Nominations- None

Newsletter- Karen reports the newsletter will go out in early June.

Recreational- Angela reports the next event is Memorial Day weekend and will not be a party but a tribute to fallen soldiers to pay respects. There will be a Summer Solstice pool party on June 20th. The Cinco de Mayo event went well.

DIRECTOR COMMENTS:

None

MEMBER COMMENTS:

None

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:05p.m. These minutes are being submitted by Bayside Management Services.