

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

**CALL TO ORDER:**

Karen Riddle called the meeting to order at 6:30pm

**BOARD MEMBERS PRESENT CONSTITUING A QUORUM:**

Karen Riddle, Teresa Beller, Debra Kohel 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 Angela and seconded by Debra to approve the 5/21/24 Board meeting minutes; all in favor.

**MANAGERS REPORT:**

Sara reports on statutory updates that took effect July 1<sup>st</sup> such as website requirements, providing copies of all governing documents or a direct link to obtain them by 10/1/24, board certification and continuing education requirements, changes for work vehicles, fining updates and beneficiary ownership filings. Management will continue to monitor and guide the Board.

**TREASURERS REPORT:**

Teresa provides the Treasurer's report as of June. She provides a report on expenses since the last meeting including the clubhouse AC replacement. Teresa moves to ratify \$324.60 in reimbursement expenses, Karen seconds; all in favor.

**UNFINISHED BUSINESS:**

**Deep Well Project-** Karen reports the project was completed but there are some small leaks in the cast iron pipe that Ground Professional will provide a proposal to repair in the 'off' season.

**Grounds company update-** Karen advises a meeting was held Ground Professionals to discuss concerns; all concerns moving forward will go through management to address with them. They will be working through everything to resolve.

**NEW BUSINESS:**

**Ratify Clubhouse AC replacement-** Karen reports the clubhouse AC went out; it was original and time to replace it therefore the Board obtained three proposals for replacement. Karen moves to ratify the reserve expense to replace the clubhouse AC using Royalty Air at a cost of \$6,000, Teresa seconds; all in favor.

**COMMITTEE REPORTS:**

**ARC-** None

**Budget/Finance-** The committee will be meeting soon to starting review for the 2025 budget.

**Maintenance-** None

**New Resident/Welcome-** None; two homes are on the market.

**Nominations-** None

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

**Recreational-** Angela reports the fourth of July event went well. There is an ice cream social planned for August 4<sup>th</sup> at 6pm. The Board has approved a Bible Study Club to meet in the clubhouse and encourages other clubs to use the facility.

**Documents-** Karen reports the committee met last week and discussion was held on how to distribute the governing documents as required by FL Statute along with hurricane procedures.

**DIRECTOR COMMENTS:**

None

**MEMBER COMMENTS:**

Bob Arenella discusses his issues with the grounds service not trimming his bushes. Other members discuss ground concerns. Management will address with the service provider.

**ADJOURNMENT:**

As there was no further business, a motion was duly made and seconded to adjourn at 6:53p.m. These minutes are being submitted by Bayside Management Services.