

# ***Second Notice***

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## **The Annual Meeting of the Members Of The Bimini at Tarpon Cove Condominium Assoc.**

In accordance with the Bylaws of the Association, Section 718.112 (2) (d), Florida Statutes, and Rule 61-20, Florida Administrative Code, you are hereby notified that the *Annual Election & Members Meeting* for the Association will be held at the following date, time and place.

*Wednesday, March 19, 2025*

*10:00 am*

*At the Tarpon Cove Community Center  
970 Tarpon Cove Drive  
Naples, FL 34110*

Enclosed with this Notice are the following items:

1. An agenda for the Annual Meeting.
2. Voting by proxy instructions letter.
3. A proxy for the Annual Meeting.
4. Minutes from the 2024 Annual Meeting.

# **SECOND NOTICE OF ANNUAL MEETING OF THE BIMINI AT TARPON COVE CONDOMINIUM ASSOC.**

## **TO ALL MEMBERS**

*On Wednesday, March 19, 2025, at 10:00am, at the Tarpon Cove Community Center, 970 Tarpon Cove Drive, Naples, Florida 34110, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted.*

An identification of agenda items is as follows:

1. Certifying Quorum – Call to order
2. Proof of Notice of Meeting
3. Reading or waiver of reading of last annual meeting minutes
4. Voting and Announcement of the Board of Directors
5. Reports of Officers
6. Unfinished Business
7. New Business
  - a) Vote to roll over excess 2025 Association funds, if any
  - b) Audit of the 2025 Fiscal Year will be required, therefore no waiver vote is necessary.
8. Adjournment

**NOTE:** If a majority of the directors so elect, an organizational meeting of the Board of Directors will be held immediately upon the adjournment of the annual meeting for the purpose of electing officers and such other business as may lawfully be conducted. The directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case notice will be given through further posting.

Pursuant to Florida law, an election of the directors of this Association is not required, since the number of persons wishing to run for the Bimini Board was less than or equal to the number of vacancies to be filled. Accordingly, the name (s) of the new Board member (s) shall be announced at the Annual meeting.

An election of the directors of the TCCA Master Board is required, since the number of persons wishing to run for Representative to the TCCA Master Board was more than the number of vacancies to be filled. The votes will be tallied after the meeting has called to order.

A quorum of Association Members, as described in the Association By-Laws, must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a limited proxy** in order to conduct business at this Annual Meeting. A proxy is enclosed for your use.

## VOTING BY PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about PROXIES:

1. A proxy is for the purpose of appointing **another person** to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by all owners of the unit or the designated voter.
2. The proxy should be submitted to the Association secretary or president **prior to the scheduled time of the meeting**. It can be mailed to the Association or hand-delivered, either by you or your proxy. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A **proxy form** is enclosed with this notice for your use, if needed.

Again, please be sure to mail in your proxy or attend the Annual Meeting.

Dated: February 19, 2025

BY ORDER OF THE BOARD OF DIRECTORS

*David J Blouir*

David Blouir, CAM

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## INSTRUCTION SHEET FOR LIMITED PROXY FORM

- 1) **Leave blank** unless you would like to appoint someone other than the President of the Board of Directors as the proxy holder.
- 2)  **Check this box.** This allows your vote(s) to be counted.
- 3) **Check your preference** on the issues listed.
- 4) **You must sign and date.** This proxy must be signed in order to be legal.

# **The Bimini at Tarpon Cove Condominium Association**

## **LIMITED PROXY AND ELECTION BALLOT**

The undersigned, owner(s) or designated voter of unit \_\_\_\_\_ in **The Bimini at Tarpon Cove Condominium Association**, appoints

**1) (see instructions)**

\_\_\_\_\_ (PRINT NAME OF PROXYHOLDER)

or the president/secretary of the Board of Directors, as my proxy holder to attend the meeting of the members of **The Bimini at Tarpon Cove Condominium Association** to be held on **Wednesday, March 19, 2025, at 10am, at the Tarpon Cove Community Center - 970 Tarpon Cove Drive - Naples, FL 34110**. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, except that my proxy holder's authority is limited as indicated below. This proxy will be used for establishing a quorum. The proxy holder has the power of substitution, which can be made by completing the 'Substitution of Proxy' below.

**2) (see instructions)**



LIMITED POWERS (YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

**3) (see instructions)**

1. Vote to rollover excess 2025 Association Funds, if any, to next year's budget.

*Explanation: All associations are incorporated as not-for-profit corporations. If an association's income exceeds its expense in any given year, that excess is considered taxable income unless the members approve rolling the excess into next year's budget.*

(Board Recommends voting "In favor")

\_\_\_\_\_ IN FAVOR

\_\_\_\_\_ OPPOSED

**4) (see instructions)**

PRINT NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

### **SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Dated: \_\_\_\_\_

(Proxy Holder)

*In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.*

Bimini at Tarpon Cove Condominium Association  
702 Tarpon Cove Drive  
Naples, FL 34110

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### **ELECTION BALLOT**

There is one (1) open seat as Representative to the TCCA Master Board of Directors. Elected candidates will serve the association for a two (2) year term. Put a check mark (✓) on the blank corresponding to the candidate you wish to vote for.

The members running for the Board position are listed below alphabetically. Since the number of candidates exceeds the number of open seats, an election will be necessary. Please choose only one (1) candidate from the names listed below. Ballots with more than one (1) vote will not be counted.

       **Claudia Greenleaf**

       **Timothy Wry**

THE BIMINI AT TARPON COVE CONDOMINIUM ASSOC.

A Corporation Not-for-Profit

\*CANDIDATE INFORMATION SHEET

NAME: Timothy V. Wry UNIT NO. 945-202

PERMANENT ADDRESS: EDUCATION:

945 Carrick Bend Circle, #202 BA Lafayette College 1982  
Naples, FL 34116

PERSONAL BACKGROUND:

DOB: 3/1/1960

PRIOR CONDOMINIUM / HOMEOWNER EXPERIENCE:

Homeowner, Ramsey NJ 1995-2012

Condo owner, 470 Tarpon Cove Dr 2004-201

Condo owner, 945 Carrick Bend Circle 201 - present

COMMENTS ABOUT BOARD CANDIDACY:

20+ year homeowner in Tarpon Cove

65 years old, next generation  
retiree

\*This is only a suggested form. You may submit your information in any form you choose, being sure to use only one side of an 8 1/2" x 11" sheet of paper. Your information sheet will be reproduced exactly as you submitted it.

# Tarpon Cove Community Association –

## Board of Directors

### **CANDIDATE INFORMATION SHEET for Bimini Association Representative**

**Name:** Claudia Greenleaf

**Address:** 897 Carrick Bend Circle #102

Naples, Fl 34110

**Education:** BA in Business and Accounting, MBA

#### **Personal Background:**

I am a proud retiree of John Deere. For 26 years, I represented the Company's Treasury Department, the John Deere Health Care Division in Public Relations and finally participated in establishing the "Six Sigma" process improvement effort in the Quality Department.

We have been owners in Tarpon Cove since 1999, when much of the community was still under construction. In 2004, we moved permanently to Florida and became full-time residents, homesteaded in Collier County and lovers of our great community. Like many others, we have moved within Tarpon Cove. We are steadfast in our love of SWFL and have built 2 businesses which continue to thrive.

Our children have also followed us to Florida and reside in Palm Bay, Florida.

#### **Prior Condominium / Homeowner Experience:**

While living in the Barbados Community I joined the Board of Directors first as Treasurer and then President. Next, I represented Barbados on the Master Board holding the position of Treasurer. Our move to Bimini precipitated my board resignation.

When the vacancy in Bimini presented itself, I was asked to fill the position through the end of that term. I accepted and worked with the board to create the current 2025 budget that is aimed at establishing a sounder financial community. Several hurricanes have played havoc with our estimated budgets...

I am running for a position on the Tarpon Cove Community Association Master Board to help support the above-mentioned financial goal and see it to fruition. Tarpon Cove is our home, and I plan to take good care it...

Sincerely,

Claudia J Greenleaf

**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

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**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