



BIMINI BAY HOMEOWNERS ASSOCIATION LIMITED.

Second Notice of Annual General Meeting

Final Notice is hereby given that the Annual General Meeting of THE BIMINI BAY HOMEOWNERS ASSOCIATION, LIMITED. will be held on **THURSDAY, JULY 16TH, 2026, at 6 p.m. Held at the AC Hotel Dadeland**, located at 7695 N. Kendall Drive, Miami, FL 33156. The purpose of the election is to vote for three (3) Directors who will serve a two (2) year term.

PLEASE TAKE NOTE OF THE FOLLOWING:

1. VOTING:

Voting will be by written ballot (enclosed) or by electronic voting for those Members who have signed up for electronic voting. If you have signed up for electronic voting, the voting materials and instructions will be sent to you by electronic transmission. All other eligible voters using the enclosed ballot must adhere to the following procedures:

- a. The enclosed ballot lists all candidates for the contested positions on the Board of Directors.
- b. Mark in the space provided in each ballot to vote for your chosen candidates as Director. You may vote for a maximum of three (3) candidates.
- c. The ballot must be received by the Association in time for the meeting in order to be counted. If you are mailing your vote it needs to be received by 4:00 p.m. July 16th, 2026. If you vote via electronic voting THE CUTOFF WILL BE 4:00 p.m. on July 16th, 2026. If you desire to attend the meeting, you may cast your vote in person.

Any member entitled to vote for more than one Lot or Unit, must execute a separate ballot for each Lot or Unit and must place the ballot for each Lot or Unit in as a separate "BALLOT". Please use a separate voter authorization ballot for each Lot or Unit submitted.



BIMINI BAY HOMEOWNERS ASSOCIATION, LIMITED.

DATE: JULY 16th, 2026

TIME: 6 PM

LOCATION: AC HOTEL DADELAND
7695 N. Kendall Drive, Miami, FL 33156

ANNUAL MEMBERS MEETING

AGENDA

- I. Calling of the roll and certification of proxies
- II. Proof of Notice of Meeting or Waiver of Notice
- III. Reading and disposal of any unapproved minutes
- IV. Reports of Officers
- V. Ratification of the Appointment and Actions of the Existing Board of Directors and Officers.
- VI. Introduction of Glinton Sweeting O'Brien as Inspectors of Election
- VII. Election of Directors
- VIII. Directors Nomination & Election of Officer Vacancies
- IX. Adjournment



BIMINI BAY HOMEOWNERS ASSOCIATION LIMITED

OFFICIAL BALLOT

ELECTION OF DIRECTORS

July 16, 2026

Do not use this Ballot if you voted electronically on GetQuorum

Select maximum Three (3) Candidates using a **X** or **✓**

- () Diadenys Nodarse
- () Jose "Sal" Salavarria
- () Ismary Largmann
- () Laura Flores

Unit # _____

Unit Owner Name Submitting this Ballot: _____

Signature(s): _____

BIMINI BAY HOMEOWNERS ASSOCIATION LIMITED

PROXY

FOR THE ANNUAL GENERAL MEETING (“AGM”) OF THE BIMINI BAY HOMEOWNERS ASSOCIATION LIMITED, TO BE HELD IN PERSON ON **THURSDAY, JULY 16th, 2026, AT 6:00 P.M.** AT AC HOTEL DADELAND, 7695 N. KENDALL DRIVE, MIAMI, FLORIDA 33156.

NAME: _____
[Print name of individual or company as noted in the Membership Register]

UNIT(S): _____ **NO. OF VOTES:** _____
[One vote per Unit]

I/We, being a member or an authorised signatory of a member of the Bimini Bay Homeowners Association Limited (“**the Association**”), hereby appoint, **HENRY PARRA**, or failing him, _____ as proxy to vote my/our vote(s) at the AGM of the Association to be held as noted above and at any adjournment thereof, with power of substitution and revocation, and with respect to amendments or variations to matters before the meeting with all the powers the undersigned would possess if present, to vote for, against or withhold from voting as directed below:

1. To vote as noted below on a resolution to approve the Minutes of the Annual General Meeting held on Tuesday, 19 August 2025.

APPROVAL OF 2025 AGM MINUTES:

Vote in Favour Vote Against Abstain
☐ ☐ ☐

2. To vote as noted below on a resolution to waive the requirements under Articles 63, 64, and 65 to produce Financial Statements of the Association for the year 2025.

WAIVE REQUIREMENT TO PRODUCE 2025 FINANCIAL STATEMENTS:

Vote in Favour Vote Against Abstain
☐ ☐ ☐

3. To ratify and confirm the appointment, acts, transactions and proceedings of the Directors and Officers of the Association from the date of the 2023 Annual General Meeting to the date of this Annual General Meeting.

RATIFICATION OF OFFICERS & DIRECTORS APPOINTMENTS & ACTS:

Vote in Favour Vote Against Abstain
☐ ☐ ☐

4. To vote as noted below on a resolution to amend the Articles of the Association to increase the maximum number of Directors from six to seven while retaining the existing minimum number of three Directors;

INCREASE THE MAXIMUM NUMBER OF DIRECTORS FROM SIX TO SEVEN:

Vote in Favour Vote Against Abstain
☐ ☐ ☐

5. To vote in their discretion upon any other business which may properly come before the meeting or any adjournment thereof.

The undersigned revokes any prior proxies to vote the shares covered by this proxy. This proxy is solicited on behalf of the Association and will be voted as directed in the spaces provided above or, if no direction is given, it will be voted in the affirmative for each of the above proposals.

Dated this _____ day of _____ 2026.

Signature of Member: _____

Name of Signatory: _____

Title (if Corporate Director/Officer): _____

Signature of Joint Holder (if applicable): _____

Name of Joint Holder: _____

Title (if Corp. Dir./Officer): _____

NOTES:

(1) The person named in this proxy is a Member of the Association. Each Member submitting the proxy shall have the right to appoint a person or company to represent him/her at the meeting other than the person designated above. To exercise this right, the Member may insert the name of the desired representative in the blank space provided and strike out the other name.

(2) In order for this proxy to be valid, it must be signed and should be dated by the Member or the Member's attorney (if a corporate Member, then by an authorised Director or Officer), **and the Member's account with the Association must be current in accordance with the Association's rules.** The signature should be exactly the same as the name in which the Membership is registered with the Association. The proxy must be sent by email to **Henry Parra** at henry@biminihoa.com; alternatively, it may be hand-delivered to the Bimini Bay Homeowners Association Limited no later than 4:00 pm on Wednesday, July 15, 2026. **Attention: Henry Parra.**



RECONVENED MASTER BOARD OF DIRECTORS AGM MEETING MINUTES

BIMINI BAY HOMEOWNERS ASSOCIATION

Tuesday, August 19th, 2025

Intercontinental Hotel Doral

Via Zoom Conference Call

MINUTES

BOARD MEMBERS PRESENT:

Hugo Ledezma, President
Lawrence Salas, Vice President
Henry Parra, Treasurer
Sandra Di Mare, Secretary
Sal Salavarria, Director
Diadenys Nodarse, Director
Don Baldacinni, Director

KW PROPERTY MANAGEMENT:

Katalina Cruz, Regional Vice President
Katrina Leitner, District Manager

OTHERS PRESENT:

Nivetha, Get Quorum
Conrad King, Property Manager
Daniella Moss, Assistant Property Manager

CALL TO ORDER BY DISTRICT MANAGER:

The meeting was called to order at 6:15 p.m. by Katrina Leitner.

ESTABLISHMENT OF A QUORUM OF DIRECTORS:

Katrina Leitner called the roll and determined that there was a quorum of directors present at the meeting.



PROOF OF NOTICE OF THIS MEETING:

It was established that the notice of this meeting was posted through a Reconvened/Adjourned Notice on August 5th, 2025, prior to the meeting.

ELECTION AGENDA

Katrina Leitner took the lead in conducting the Election Meeting. Ms. Leitner requested Get Quorum to verify the electronic votes received which were 150 and 27 paper ballots.

MINUTES

No Minutes were reviewed or approved.

REPORT of OFFICERS:

No reports of officers.

APPOINTMENT OF INSPECTORS OF THE ELECTION

We had two volunteers take on the role of witnessing the review of separating the ballots, confirming ballots were valid and opening of the ballots. They oversaw the counting of the ballots and transcription of actual counts.

Ms. Leitner informed the audience that six of the ballots were not valid due to no signature, double votes and accounts in arrears.

ELECTIONS OF DIRECTORS

The election was run utilizing the Get Quorum electronic platform and counting of paper ballots. Electronic voting concluded at 5:00 P.M and no additional paper ballots were accepted after 6:02 P.M.

The results of the election:

Candidate	Live E-votes	Paper Votes	Total	Election
Lawrence "Larry" Salas	116	16	132	2 Year Term
Henry Parra	124	15	139	2 Year Term
Skip Lynch	86	18	104	2 Year Term



Sandra Di Mare	93	10	103	2 Year Term
John Grunow	57	12	69	
Wes Parsons	39	3	42	
David Oliva	42	3	45	

ADJOURNMENT

There being no further business of Elections, Larry made a motion to adjourn the meeting at 6:21 p.m., Henry seconded, and all were in favor.

UNFINISHED BUSINESS

Organization meeting called to order by Katrina Leitner at 6:21 p.m.

Henry was nominated President by Larry, seconded by Don, all were in favor.
Sal was nominated as Treasurer by Larry, seconded by Sandra, all were in favor.
Larry nominated Sal for Vice President, Hugo advised that the documents do not allow for Vice President, only the three positions of, President, Treasurer and Secretary.
Sandra was nominated as Secretary by Diadenys, seconded by Larry, all were in favor.

ADJOURNMENT OF ORGANIZATION MEETING

There being no further business before the board, Larry made a motion to adjourn the Organization Meeting at 6:24 p.m., Don seconded, and all were in favor.

Respectfully submitted,



**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE
BOARD OF DIRECTORS**

I, Laura Flores, Owner of Lot No. or Unit 303
hereby request that my name be placed in nomination and appear on the ballot as a candidate for a
position as Director on the Board of Directors for the forthcoming Annual Members Meeting to be held
on **JULY 16th, 2026**.

(PLEASE CHECK ONE) ☒ I am ☐ I am not enclosing a Candidate Information Sheet
about myself. I understand that I am responsible for the accuracy of the information
contained in the Information Sheet.



Scan QR Code to
submit/print online

(Please type or print your name beneath your signature.)

Date: 30-May-2026

Laura Flores
X Laura Flores (May 30, 2026 11:02:52 EDT)

Signature

Laura Flores

Print Name

Return To: Bimini Bay Homeowners Association, LIMITED.

2083 WEST 76 ST., HIALEAH, FL 33016

MUST BE RECEIVED NO LATER THAN JUNE 6TH, 2026.

INFORMATION SHEETS MUST BE SUBMITTED NO LATER THAN JUNE 6TH, 2026.



Candidate Information Sheet

I am a Candidate for:

MASTER ASSOCIATION ☒ SUB ASSOCIATION ☐ SUB Association # _____

Name: Laura Flores Unit# 303

City of primary residence: Coral Gables, FL

Owner since Date: 08/10/2023



Scan QR Code to
submit online

PERSONAL:

1. Please provide:

a. Your educational background:

Bachelor's degree in Electronics Engineering
Universidad Simon Bolivar - Caracas, Venezuela
September 1994 to May 2000

b. Your work background and areas of expertise:

26+ years of experience in cellular networks engineering:

Lead Radio Access Network Design Engineer
AT&T - Miami, FL

c. Are you currently employed or retired:

Employed by at&t since 2006

d. Any additional background information you deem relevant:

Always curious, always learning and working to improve skills every day to provide optimal solutions and increase customer satisfaction.

2. How much time do you spend each year in the Bimini?

We spend at least one weekend a month throughout the year. In the summer months we average 2 weeks a month.

GENERAL: ALL CANDIDATES:

1. Why do you want to be elected/reelected to the Board?

I want to be elected to the board so I can contribute my engineering experience to improve our current processes in order to be more efficient so we can make our beautiful community a better place to live while increasing our investment value.

2. How much time, including traveling to Bimini to attend meetings, are you able to devote to BB HOA?

3 hours a month

3. What are your priorities for BB HOA and why?

Implement a permanent solution to our seawall problem.
Establish and enforce security procedures to keep our community safe.

4. What do you like most about BB HOA?

I feel blessed to be able to own a home in our community and on top of that we have wonderful neighbors who have become great friends. I treasure every minute spent in Bimini, so what I like the most about BB HOA is the human potential we have to work together to make it better.

5. What areas would you like to see improved at BB HOA and why?

Seawall, upper road lights, landscaping

6. Please provide any other comments or insights you would like to share with the Membership relating to your candidacy.

Let's focus on finding ways to collaborate and work together to make our community better for all.

7. What BB HOA committees or projects have you volunteered or participated in working on?

None yet

8. Who were the other participants that you worked with on those committees or projects?

N/A

9. Since your involvement in those committees or projects, how much time do you estimate you have spent working on them?

N/A

10. Aside from Board meetings, how much time do you estimate you have devoted to BB HOA issues during the past two years?

N/A

TO ALL: Please briefly comment on Facilities and Staff:

1. In your opinion, are there are any BB HOA facilities that need to be improved?

Infinity pool deck furniture, improve customer service at the pool restaurant, RW main road maintenance

2. What, if any, additional facilities would enhance BB HOA and how?

Let's start improving what we already have

3. In what areas, if any, do you feel the BB HOA staff have opportunities for improvement?

Customer service, communication with the members of the community.

Signature: Laura Flores
Laura Flores (May 30, 2026 12:15:43 EDT)
Email: lvfg0707@hotmail.com



**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE
BOARD OF DIRECTORS**

I, Jose "Sal" Salavarria, Owner of Lot No. or Unit 23111

hereby request that my name be placed in nomination and appear on the ballot as a candidate for a position as Director on the Board of Directors for the forthcoming Annual Members Meeting to be held on **JULY 16th, 2026**.

(PLEASE CHECK ONE) ☐ I am ☒ I am not enclosing a Candidate Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.



Scan QR Code to
submit/print online

(Please type or print your name beneath your signature.)

Sal Salavarria

Date: _____

Jose Salavarria

X _____

Signature

Print Name

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**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE
BOARD OF DIRECTORS**

I, Ismary Largmann, Owner of Lot No. or Unit 22400
hereby request that my name be placed in nomination and appear on the ballot as a candidate for a
position as Director on the Board of Directors for the forthcoming Annual Members Meeting to be held
on **JULY 16th, 2026**.

(PLEASE CHECK ONE) ☒ I am ☐ I am not enclosing a Candidate Information Sheet
about myself. I understand that I am responsible for the accuracy of the information
contained in the Information Sheet.



Scan QR Code to
submit/print online

(Please type or print your name beneath your signature.)

Date: 23-May-2026

X 
Ismary Largmann (May 23, 2026 14:56:29 EDT)

Signature

Ismary Largmann

Print Name

Return To: Bimini Bay Homeowners Association, LIMITED.

2083 WEST 76 ST., HIALEAH, FL 33016

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Candidate Information Sheet

I am a Candidate for:

MASTER ASSOCIATION ☐ SUB ASSOCIATION ☐ SUB Association # _____

Name: Ismary Largmann Unit# 22400

City of primary residence: Miami

Owner since Date: 08/15/2022



Scan QR Code to
submit online

PERSONAL:

1. Please provide:

a. Your educational background:

2 year college degree from Miami -Dade College and a certificate in law office management from FIU.

b. Your work background and areas of expertise:

I have been in the legal field my entire work life. I began as a receptionist while attending college and went all the way up to running a small law firm. For the last 5 years I have solely dedicated myself to assisting the attorneys I have worked for in civil jury trials.

c. Are you currently employed or retired:

I will be working until July 17, 2026. Will be retiring on August 1, 2026.

d. Any additional background information you deem relevant:

My husband owns 25 units in Philadelphia, PA and I help him manage the units.

2. How much time do you spend each year in the Bimini?

An average of 15 days a month.

GENERAL: ALL CANDIDATES:

1. Why do you want to be elected/reelected to the Board?

I would love to assist the board and all homeowners in making our community a great place to live in. I want to see our property values go up. Bimini Bay is a beautiful place and I want to continue seeing it be a community we all love and enjoy our time there.

2. How much time, including traveling to Bimini to attend meetings, are you able to devote to BB HOA?

Any time I'm needed.

3. What are your priorities for BB HOA and why?

The top for me are:
Getting a hold of our budget,
Making sure that we are getting good value for what we are paying for.
Making sure that we totally breakaway from any ties to the developer.
Getting our sea wall secured and good shape.

4. What do you like most about BB HOA?

I'm thankful that the homeowners are now in control of the destiny of the HOA.
I think we need doers on the HOA not merely hears but doers to make things happen

5. What areas would you like to see improved at BB HOA and why?

Participation of those who have skill sets that can help improve the way projects are done inside the community.

6. Please provide any other comments or insights you would like to share with the Membership relating to your candidacy.

I am a former paralegal with a lot of legal background and experience.
I have been involved in office management for the last 20+ years
I have organizational skills that I think would help the HOA in planning and scheduling work projects and offsite management oversights.

7. What BB HOA committees or projects have you volunteered or participated in working on?

My husband, Lionel and I have been assisting in helping facilitate different projects that the HOA has been assigning the current on-site manager to do and been assisting the HOA president in his duties and we appreciate Having served in this capacity now for several months.

8. Who were the other participants that you worked with on those committees or projects?

Henry our current HOA president and Sal, the treasurer

9. Since your involvement in those committees or projects, how much time do you estimate you have spent working on them?

Approximately 10 to 15 hours a week

10. Aside from Board meetings, how much time do you estimate you have devoted to BB HOA issues during the past two years?

I think Have taken more in a participation role in the last six months than I ever have with the community and spent numerous hours trying to help out where I can.

TO ALL: Please briefly comment on Facilities and Staff:

1. In your opinion, are there are any BB HOA facilities that need to be improved?

Aqua Grill on-site building maintenance, which is in the process of being addressed.

2. What, if any, additional facilities would enhance BB HOA and how?

Common maintenance around the buildings and beautification of the grounds

3. In what areas, if any, do you feel the BB HOA staff have opportunities for improvement?

Streamlining are on site employees and contracting work where it is fiscally responsible to cut costs For the homeowners.

Signature:



Ismary Lergmann (May 23, 2026 15:52:35 EDT)

Email: ismaryg801@gmail.com



**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE
BOARD OF DIRECTORS**

I, Diadenys Nodarse, Owner of Lot No. or Unit 200
hereby request that my name be placed in nomination and appear on the ballot as a candidate for a
position as Director on the Board of Directors for the forthcoming Annual Members Meeting to be held
on **JULY 16th, 2026**.

(PLEASE CHECK ONE) ☐ I am ☒ I am not enclosing a Candidate Information Sheet
about myself. I understand that I am responsible for the accuracy of the information
contained in the Information Sheet.



Scan QR Code to
submit/print online

(Please type or print your name beneath your signature.)

Date: 15-May-2026

X Diadenys Nodarse (May 15, 2026 12:25:11 EDT)

Signature

Diadenys Nodarse

Print Name

Return To: Bimini Bay Homeowners Association, LIMITED.

2083 WEST 76 ST., HIALEAH, FL 33016

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