

**Bimini Bay Homeowners Association, Ltd.
c/o Neighborhood Property Management, Inc.**

Florida, USA – September 29th, 2025

To: All Homeowners of Bimini Bay Homeowners Association, Ltd. (BBHOA)
From: Board of Directors, BBHOA
Re: Presentation Letter and Action Plan

Dear Homeowners,

On behalf of the voluntary Board of Directors that serve our community, please allow us to introduce the members of the Board:

Henry Parra, President

Jose Salavarria, Treasurer

Sandra Di Mare, Secretary

Larry Salas, Director

Skip Lynch, Director

Diadenys Nodarse, Director

Don Baldicini, Director



Board Distribution E-mail Address:
bboaboard@biminihoa.com

Over the past several weeks, the Board has dedicated hundreds of hours regarding the management and operations of Bimini Bay. We are committed to working to establish and uphold integrity and transparency, as well as to maintain open communication and collaboration with all homeowners through new Committees that we are working to form and together implement effective financial and operational management strategies.

To support these goals, we have engaged Neighborhood Property Management, Inc. (NPM), a company with over twenty years of experience managing condominiums and HOAs in South Florida. NPM will be responsible for all financial management and for supervising the operational management of the Association. As NPM is in the process of completing the legal requirements to operate in the Bahamas, the Board of Directors, under the leadership of our President, will remain actively involved in the day-to-day operational management until NPM, under a new Bahamian entity is fully established and authorized to perform all functions as required by Bahamian Law.

Attached is your next quarterly statement, issued on October 1, 2025. Please **do not use ClickPay** for any Association payment; instead, submit your payment as indicated in the attached statement using one of the available options.

Check or Money Order: Payable to **Bimini Bay Condominium** and include your **new account number** shown in the attachment and the **NEW remit to: PO BOX 31792 Department 3101 Tampa, FL, 33631-3792** where the payments are received directly to Centennial Bank, where BBHOA has held its accounts for over a decade.

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- **Online Portal:** Register today at www.npmassociation.com or
- **Mobile App:** just scan the **QR code** below to access the portal.

Once you click on the link above you will register with the Association to make online payment go to **Pay Assessment** (tab) and complete the information below.

Payment Account #

Your Account #

Unit ID

Your Account #

Posting ID

******Your Account #*

Email Address

Your email address

Posting ID - must be 14 digits ***** long and should be completed by adding leading zeros in front of your account #

If you need support making your online registration, please call **1-866-227-0441** to setup your account.

Beginning October 1st, 2025, the NPM portal will allow you to make one-time or recurring payments, track your transaction history and view monthly financial statements. It also provides full access to the Association's set of documents and records. Through this platform, all owners will stay informed about community updates, upcoming projects, and future activities.

To enhance communication, NPM has set up a **dedicated phone line and email address** for **Bimini Bay HOA**: Ph: **305-306-2058** and email: biminibayhoa@npmassociation.com.

We look forward to working together with every homeowner to **protect and increase our property values** while responsibly **supervising our annual budget and expenses**.

Thank you for your **trust and support**. Any issues NPM cannot solve, please reach out to me directly: henry@biminihoa.com.

Sincerely,

Henry Parra
President
Bimini Bay Homeowners Association, Ltd. (BBHOA)



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