

## Flamingo Cay Association

### Regular Meeting for Board of Directors, 2025

**Date and Location:** November 12, 2025. 10407 Kingfisher Road, West, Bradenton FL.

**Attendees:** Barbara Stubbers, President; George Morris, Director; Keith Kaiman, Past-President; Keith Burchett, Michelle Maslowski, Sandra Perez-Contreras, Guest Members. Rob Hyrmer, Director, excused.

Barbara Stubbers, President, called the meeting to order at 5:08 p.m.

Stubbers introduced the topics below and discussion and action followed by the Board and guest members:

- A motion to approve the minutes from the Regular Meeting of the Board held on September 30, 2025, was made by Stubbers and seconded by George Morris, Director. Motion passed unanimously.
- Stubbers presented the common-area grounds update. As directed at the September 2025 meeting, she has met with several other lawn/landscaping maintenance companies and has secured bids from some of them for monthly service, to begin at the start of the new year. At the Board's next meeting, she will share all her findings for further action. Stubbers reminded the Board that this action is necessitated by the retirement of the Cay's current lawn/landscaper.
- She also reported that new plantings and the removal of dead and unrecovered plants from the 2024 storms are ongoing. Entry island signage is also slated for improvement.
- "Mulch Day" is scheduled for Saturday, December 13, 2025 at 10:00 a.m. All Cay residents are invited to this event to help spread new mulch on the three entry islands to enhance and beautify our "front door."
- The Cay's "Holiday Party" is scheduled for the same day at Avocado's Cocina Mexicana & Bar at 3:00 P.M. Always a fun time!
- The Annual Meeting of Members will be held in mid-late January 2026, exact date and time still to be determined, at the Island Branch Library of Manatee County. The election of Directors for 2026 will occur then, and Stubbers encouraged all Cay lot owners to consider running for a directorship position.
- Keith Kaiman, Past-President, delivered overviews of the current statuses of 2025 budget/dues and Perico Bayou (westside) channel markers. Even though dues collection has lagged since the 2024 storms, the "fixed costs" of the Cay have continued to be paid on time. Streetlighting, channel markers, common-area maintenance and irrigation, common-area insurance, signage and communications are costly expenses that the Association takes care of each and every month. These benefits maintain our property

values and enhance our quality of life. Going forward, Kaiman urged dues, “Fair-Share Donations,” and voluntary contributions be a major emphasis for the new Board in 2026. Specifically, he cited the looming cost of Perico Bayou channel marker repair and replacement as the single-most, essential expense facing the Cay. Fairness demands that the entire community share this cost, he stated. Michelle Maslowski, Guest Member, reminded the Board to contact David Powers, the Board President of our condominium neighbor, the Waterbird Way Condominiums, to attempt to partner with them for these channel marker improvements.

- Keith Burchett, Guest Member, shared his efforts to discover the process for establishing a “Lighting District” for the Cay from Florida Power and Light and Manatee County. While efforts have not borne fruit yet, he said he will continue his push.
- Burchett also informed the Board of the good work being done by the Palma Sola Scenic Highway Corridor Management Entity (CME). This group has a high profile with the City of Bradenton, Manatee County, Florida Department of Transportation, local and state environmental organizations, adjacent neighborhood boards and others to promote best practices for the well-being of everything linked to the Scenic Highway (that portion of Manatee Avenue/SR 64 connecting the mainland to Anna Maria Island). As an advocate for the Cay, Burchett has addressed this CME on the topics of creating a marked pedestrian crossing at the intersection of Flamingo Drive and Manatee Avenue; the installation of a sidewalk/multi-use path on the south side of Manatee Avenue from the Palma Sola Boat Ramp to the Perico Bayou bridge; and the explosion of “derelict” boats in Palma Sola Bay that must be removed. He thanked Keith Kaiman for his involvement with this group, too, and Kaiman’s recent appointment as a General Member of the body.

Stubbers thanked the Board and Guest Members for their comments and attendance. George Morris, Director, motioned to adjourn and was seconded by Stubbers. Motion passed unanimously at 6:42 p.m.