

# **BREEZY PINES RV ESTATES CONDOMINIUM ASSOCIATION**

29859 Overseas Highway Big Pine Key, FL 33043

## **BOARD OF DIRECTORS MEETING MINUTES**

**Date Thursday, June 11, 2026**

**Meeting Location:** BPRVE Clubhouse & via Zoom video conference

### **Call to Order**

The BPRVE Board of Directors meeting was called to order by the treasurer Margo Zdravkovic at 6:02 pm. Treasurer Margo Zdravkovic chaired the meeting because the president resigned from the Board.

### **Call of Roll and Determination of Quorum**

Roll call was taken: Present in the Clubhouse- Sandi Pipock, Secretary; Present by Zoom- Lorena Graves Vice-president, Margo Zdravkovic, Treasurer; Laura Bebb, Rob Dunn, Tina Ferraro. A quorum was achieved.

### **Approval of Minutes**

Margo made a motion to approve the minutes of 4/16/26. Sandi seconded. Motion passed. Yes votes: Unanimous. Motion passed.

### **Officer's Reports**

**Treasurer's Report:** Alexander's resignation: We are sad to report that Alexander Zograf has made the decision to resign from the Board because he has many business-related issues that are demanding his time. He feels that he can no longer devote the time and energy necessary to being Board President. Alexander served Breezy Pines actively for three months, helping us to make many positive changes for the Association. He will be missed. He emailed his resignation letter to the Board last week. The letter is on file with the Secretary. We will address the President's position later in the meeting under New Business.

**Updates:** Pool equipment repairs are nearly completed. The structural repairs to the back column were done last month. The pool was only closed for 1 week to accomplish the repairs. There will be further repairs needed for the deck and fencing. We are in the process of getting estimates for new fencing.

Our handyman has started repairing the termite damage in the clubhouse. The clubhouse has been treated twice now for termites because live termites were again found by our handyman a few weeks ago. Our handyman is also our maintenance man and he has been doing a lot of cleaning up around the property. He also cleans the bathhouses and laundry room every week saving us significant costs over the cleaning company.

Our search for a park manager is back on again because the person we hired was not able to begin due to schedule conflicts with her other job. Thankfully, Sandi our Board Secretary has been taking care of the weekly bank deposits and the mail collection. Thank you Sandi ! As Treasurer, I have been making sure that all the invoices are sent to the bookkeeper.

I would like to report our current account balances: Operating Account: \$41,425  
Laundry Account: \$25,358   Reserves Account: \$138,133

I would like to give an update regarding our mail delivery at Breezy Pines:

The Board sent out an email letter on May 7 to inform the membership regarding restoration of individual mail delivery at Breezy Pines. **I would like to recap that letter so that the information is recorded in our official meeting minutes.**

I had several face-to-face meetings with the Postal Service in March, April, and May. In May they generously agreed to reinstate individual mail delivery for resident lot owners at Breezy Pines. USPS would only agree to resume delivery to the original wall-mounted mailboxes previously approved by the Post Office, not the new mailboxes.

### **Background**

Breezy Pines lost individual USPS mail delivery service approximately one year ago, resulting in significant inconvenience, unsecured package handling at the clubhouse, misplaced mail, and ongoing confusion within the community.

### **We lost mailbox delivery for two reasons:**

- **The prior Board gave BPRVE's address/mailboxes to tenants without approval from the Post Office**
- **The prior Board installed double, additional mailboxes without approval from Post Office**

- **The Post Office had clearly communicated in writing that none of these changes were approved.**

As a result, the US Postal Service determined that the mail carriers' workload had substantially increased, while the mailbox modifications and usage changes had not been approved by USPS. Consequently, USPS suspended all individual mail delivery service to Breezy Pines.

Under the USPS-approved policy, only owners residing at Breezy Pines for more than one month will be permitted mailbox access. Tenants are not permitted access to the mailboxes, or use Breezy Pines as a mailing address, as this was a specific condition required by the Postal Service for restoring the service.

The Post Office has advised that regular mail delivery to the original wall mailboxes will resume as soon as the boxes are fully operational. Breezy Pines has provided the Postal Service with an updated list of eligible owners authorized to access the mailboxes. If any owners have turned their mailbox keys into the office they may pick up there IF their name is on the mailbox list.

I want the membership to know that I tried hard to convince the Postal Service to let us use the new mailboxes installed by the previous Board **instead** of the old wall boxes. The prior Board spent over \$10K on the new boxes, however the Postal Service will not allow us to use them. They are not happy with Breezy Pines' past violations and at this point we are very lucky to have any individual mail delivery service restored. We will ask again in the future to see if eventually they will let us use the new boxes **instead** of the old ones.

#### **New Business: Board Vacancy and Officer Positions**

Due to Alexander's resignation, we have a vacancy on the Board. Jim Hopkins, owner of lot 40 and full-time resident in Breezy Pines, has volunteered to serve on our Board as a director. This will be Jim's first time on the Board. He will be an asset to our Association, and we are grateful for him stepping up.

**Margo made a motion to appoint Jim Hopkins to the Board of Directors-** Sandi seconded. Jim accepted the nomination. **Yes** votes: Sandi, Lorena, Laura, Rob, Margo, **No votes:** Tina. Motion passed

**Laura Bebb:** We need to fill the President's position on the Board, and this should be someone with significant knowledge and Board experience, who also resides at Breezy Pines for much of the year.

**Laura Bebb** made a motion: to appoint Margo Zdravkovic to serve as Board President, and to continue as Board Treasurer- Sandi seconded the motion.

**Laura Bebb** read the BPRVE Condo docs- Article 4- pg 12: *The same person may hold two offices except for the following combinations (president and vice president) and (president & secretary or assistant secretary).*

Margo accepted the nomination.

Margo: I have served on many Breezy Pines Boards off and on over the years. I served as President for 4 years during the renovations after hurricane Irma. I was responsible for acquiring and administrating a \$660K SBA disaster loan to rebuild Breezy Pines. Any action I take I always ask "What is Best for Breezy Pines?" As in the past, and as always, all members may call on me to justify any decisions made by the Boards I serve on. We will also be addressing assistance with the Treasurer's position in the next agenda item.

**Laura Bebb called for the Vote: Yes votes:** Sandi, Lorena, Laura, Rob, Jim, Margo,  
No votes: Tina

#### **Committee Appointments:**

Laura Bebb made a motion to appoint Maureen Lilla as head of the Financial Oversight Committee. Maureen accepted. **Vote. Yes votes:** Unanimous. Motion passed.

Margo will also serve on the committee.

Margo made a Motion to appoint Jim Hopkins as head of Property & Safety Committee. Jim accepted. **Votes:** Yes votes: Margo, Lorena, Sandi, Laura, Rob Jim.  
No votes: Tina. Motion passed.

Laura made a motion to adjourn, Sandy seconded: All voted Yes. Meeting adjourned at 6:52

Association Members attending by Zoom: Maureen Lilla (6), Jim Hopkins (40), Ed Higgins (B8), Mark Pankow (26), Diane Dell ( 2 ), Donna MacDougall (A5,A6,A13) Mike VanKooten (B2) Tom Leiting(A20)

**Minutes Approved**

Location: BPRVE Clubhouse, Big Pine Key, FL and by ZOOM

Date: 6-11-26

Sign AFTER BOD Approval in regular BOD meeting

Secretary SANDI PIPOCK

Print Name

Signature 

---