

Tamarind Gulf and Bay

Board of Directors meeting of Nov 13th2020

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:00 am on Friday, November 13, 2020 via Club House, Zoom/Conference call.

DETERMINATION OF A QUORUM: A quorum was established with the following Directors present President Gerry Meiler, Vice President Bud Tishkowski, Secretary Dave Laven, Treasurer Rob Emo, Director Jill Anderson, Director Bob Waddell. Also present was Ed Olson LCAM from Sunstate Association Management Group. and present via Zoom: Thomas Jason from Sunstate Association Management Group. Director Dwight Heitman was absent.

CONFIRMATION OF MEETING NOTICE AND POSTING: Ed Olson, CAM, confirmed that the meeting notice was properly posted in accordance with the Tamarind Gulf & Bay Documents and Florida State Statute 720.

Minutes – Motion to waive reading of the Minutes from October 27th, 2020 and approve was made by Bud Tishkowski. Motion was seconded by Rob Emo. Motion Passed Unanimously.

OFFICERS REPORTS

Treasurers Report – Rob Emo gave a general overview of the current financial status. We are currently about \$11,000.00 over budget. This is due some costs in maintenance and the reserve study. Reserve expenses have increased to \$388,000.00 -\$390,000.00. This is due to increased costs in Bump outs and several roof leaks (20 or so) that had to be repaired.

Management Report- Scott Kivimaki gave a brief statement regarding the suggestion box and the new (6) recycling bins from waste management. Ed Olson gave an update regarding the website. The website will contain the information and forms needed for the residents and tenants. A question was raised regarding the current grass cutting schedule.

Presidents Report – Gerry Meiler gave a report a regarding the management turnover process. Rob Emo has done a great job during this transition time. The beach re-nourishment project is in process. This process will include new sidewalks, bike paths and lights. Tamarind is included in Phase III.

COMMITTEE REPORTS

ARC Committee- nothing to report

Communication Committee – Joyce Meiler gave the communications report. The changes to Rules and Regulations will be addressed in Old Business.

Landscape Committee- Bud Tishkowski gave the report. Two bids have come in and are currently awaiting one more for the landscape project beach side. Unfortunately, with the large upcoming projects, this one will be pushed to the back burner.

OLD BUSINESS

- 2021 Budget – There are significant changes and a steep learning curve of the

current budget. The transfer to Sunstate has seen a substantial savings to the annual budget, insurance costs have increased exponentially and have been the driving force of all of the increases. Roofing costs, Bump outs and other expenses have caused the amount of monies in the reserves to be diminished. There is an increase in spending, from the original forecast of almost \$175,000.00 from the reserve account. With current rates of deposits, we should be able to complete the projects in our 10-year plan. The difficulty will be making up the \$175,000.00 Additional loans or a line of credit may be needed next year to address any unforeseen expenses in repairs and costs. Insurance expenses have increased while all other expenses seem to remain flat.

Member comments regarding budget-

A414- question regarding the increase in insurance costs? What is driving the increase in costs, claims or just rate increases? Many factors.

A315 – Has there been any shopping done to find a better rate or shopped for insurance? The Broker has gone out to the market for us, trying to get the best rate.

Motion to approve the 2021 budget as proposed by Bud Tishkowski. Motion was seconded by Jill Anderson. Motion passed unanimously.

Motion to roll over funds in accordance with 70-604, 1020H made by Jill Anderson. Seconded by Bud Tishkowski. Motion passed unanimously.

- Revised Rules and Regulations – All Rules and Regulations changes were included in the budget packet, once the website is active, all forms will be available.

Owner Comments-

D126-- Question regarding the rules and regs for renters. There should be a rental packet given to all renters. The responsibility for information should fall on the owner and renter of the unit and not on Tamarind.

B312 – We have been here for the entire off season. We have seen the abuses of the rental policy, short term rentals and animals. There are some things in the works that are being implemented. These issues will have to be addressed and the process will begin with friendly reminders and escalate from there. Any violations should be reported to the management company and it will be addressed.

A213 – Parking issues in season are a problem due to senior residents with large vehicles not parking under the canopy. The owner spaces can not be transferred due to property rights.

B714 – Are there certain spots that are not being used. An unused spot could be given allowed by and Owner to another Owner. This does not need to have management involved.

B116 – Are grandchildren considered immediate family? We are unsure if that falls **under the “direct family members” issue. But grandchildren are obviously allowed.**

Motion to approve the Rules as proposed by Rob Emo. Motion was Seconded by Jill Anderson. Motion passed unanimously.

- Policy on Contractor Equipment – There have been some issues regarding the construction dumpsters, trailers and golf carts. The proposal is to reduce the dumpster to a size that would fit into a single parking space and equipment in the space beside the dumpster. This would allow for a cleaner and more compact area of construction equipment. There will be a process to allow for construction companies to get assigned spaces.

Owner comments

B813 – Does this apply to the contractor doing the bump outs? What is the cost of the bump out project and why have they increased? The simple answer is that all projects are done as time and materials.

Motion to approve the policy as stated was made by Rob Emo. Motion was seconded by Jill Anderson. A Discussion was generated regarding the size of the construction dumpsters. Motion Passed unanimously.

- Charging of Electric Vehicles – Charging of Golf Carts will now be completed by the maintenance shed only. Charging of Electric Vehicles is not allowed on the property and Tamarind will assist with Charging stations at an Owners designated space. Tamarind will assist with ARC approval and allowance for **this charging station at the owner's expense.**

Owner Comments

– A question regarding charging a golf carts and the number of golf carts on the property.

- Question regarding adding a golf cart or can it be a third vehicle.

– Could there be a possibility of charging a fee for those that have golf carts?

– Would we be possibly tearing up new paving to install electrical charging stations.

Jill Anderson-- Charging creates a discomfort in the Association. It appears that the idea of providing power for the charging of golf Carts would require a small fee to charge. Proposed that the policy be amended to show a small annual fee for all golf cart owners that charge their carts on property.

Motion to table the approved policy until next meeting, pending further investigation by Jill Anderson. Motion was seconded by Rob Emo. Motion passed unanimously.

MEMBERS DISCUSSION

D116-- Question regarding the resurfacing of the entryways and the timetable for this to be completed.

B714—Spoke about the southern entrance being hard to navigate and the need to trim the hedge there.

A112 – Possibly make up some signs to keep the beach area free of cigarette butts. A Question was raised regarding the potential of the previous loan and if there would be a need for a larger loan once all of the numbers are received. Question for Sunstate as to whether the Association management company belong to a group like the Board of Real Estate? Association managers do not have an association that could become a bargaining force for Insurance reform and change.

C111 – Passing along her thanks regarding the dumpster issues and her parking issues.

MOTION made by Bob Waddell and seconded by Rob Emo to adjourn the meeting at 10:35 am.
Motion passed unanimously.

I approve and submit these meeting minutes,

A handwritten signature in cursive script that reads "Dave Laven". The signature is written in black ink on a light green rectangular background.

Dave Laven, Secretary