

Tamarind Gulf and Bay

Board of Directors Meeting Minutes

December 22, 2020

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:00 am on Tuesday, December 22, 2020 via Club House, Zoom/Conference call.

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

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.

LAST MEETING MINUTES: Motion to waive reading of the Minutes from November 13th, 2020 and to approve was made by Bud Tishkowski. Motion was seconded by Bob Waddell. Motion passed unanimously.

OFFICERS REPORTS:

Treasurer's Report – Rob Emo: Last month it was shown we were about \$11,000.00 over budget and we are still operating at this level. This occurred because of overbilling by the Englewood Water District. The Association should be about \$19,000.00 over budget by the end of the year. Recent Reserve spending included repairing 47 different leaks at a cost of about \$47,000.00. All building roofs have now been inspected. Proposals should be in soon to estimate the cost to replace each roof as needed. Roof repairs and inspections average about \$32,000.00 per year. Bump outs for the B4 and B3 buildings are completed for the year, all invoices paid, and all numbers are accurate.

Management Report -- Ed Olson: Gerry Meiler, Rob Austin and Ed Olson met with West Coast Roofing to develop the roofing replacement proposals. Ed has been working with Rob Austin on Landscaping issues and proposals. The Association website is now up and running with 70% of the planned content completed. The website should be finished in the next 30 days. Scott is doing a good job dealing with issues during the week. The Association office hours will change going forward beginning January 4, 2021 to 9:00 a.m. to 11:00 a.m., Monday through Friday.

President's Report – Gerry Meiler: Happy Holiday wishes to all. The Association has recently completed a litigation settlement. We have been advised not to discuss this matter until the information becomes public. The Treasurer's report shows that roof expenses are growing and we may change our 2021 capital spending plan to prioritize roof replacements first rather than the driveway repaving and drainage repairs. Further discussion will take place during the January board meeting. Board member elections are coming up. Written notice of intent to run must be received by the Association office by January 19, 2021. Four terms are expiring and will be filled with this election at the upcoming annual meeting. Three positions are for 2-year terms and one position is for a one-year term. A locked bicycle was stolen from the property about 3 weeks ago. It is

everyone's responsibility to watch for unusual activities and report them to the management office.

COMMITTEE REPORTS:

Architectural Committee -- We had one approval request for the separation of two combined units.

Communication Committee – There are numerous activities in progress to be implemented in the coming year. A written reminder is now being placed on cars without parking permits displayed, directing owners to go to the office to register their vehicles and receive parking passes.

Landscape Committee -- There are several bids out for the Landscaping on the beach front. There seems to be a delay in receiving the bids and they need to be called again and see why the bids have not been received. Replacing the dead shrubs on the south end of the property with a 4 foot wall will be discussed in the January board meeting.

Insurance Committee -- Bob Waddell is going to head the insurance committee. There needs to be more information received before we can address the plan of action for our insurance needs. We have some information regarding insurance rates. We need to look at current coverages and see who has the best rates for the possibility of saving some money on insurance.

OLD BUSINESS:

- **Electric vehicle charging policy** -- The policy remains the same and has only a golf cart fee added to the policy. This would be a \$10 charge Quarterly.
- ***A motion to approve electric vehicle charging policy as written was made by Bud Tishkowski. The Motion was seconded by Rob Emo.***
- ***A motion to amend the electric vehicle charging policy for electric golf carts was made by Jill Anderson. The motion was seconded by Bud Tishkowski. Motion passed unanimously.***
- ***A motion to approve electric vehicle charging policy as amended to charge a fee of \$50.00 semi-annually for charging electric golf carts at the designated Association charging receptacle to be billed separately was made by Rob Emo. The Motion was seconded by Jill Anderson. The motion passed by vote 4-2.***

NEW BUSINESS –

- **Proposed policy for Late Payments** – Payments not received 10 days after the due date will be charged a \$50.00 late fee and interest. All accounts 90 days overdue will be forwarded to attorney for collection. ***A motion to approve the Late Payment policy was made by Bud Tishkowski. The motion was seconded by Jill Anderson. The motion passed unanimously.***
- **Architectural Approval Policy** – New policy was proposed by Gerry Meiler. ***A motion to table the proposed Architectural Approval Policy was made by Jill Anderson. The motion was seconded by Bud Tishkowski. The motion passed unanimously.*** There was a lengthy discussion regarding the definition of a material change.
- **Social Distancing Guidelines** – A roundtable discussion was held regarding the pool and clubhouse areas. Ed and Rob will remove several chairs and space the chairs at the pools. Only

20 people will be allowed to attend meetings inside the clubhouse. We hope these actions help residents adhere to social distancing guidelines on the property.

- **Electronic Voting at Annual Meetings** – With the pandemic in place, all owners cannot be in attendance at the meeting. Electronic voting is available to be explored, but will not be available for the upcoming annual meeting. We will continue to follow CDC guidelines for social distancing and limit attendance in the clubhouse.
- **Voting and Board Positions per vote total** -- The lowest vote total received by a board member when elected will be assigned the shortest board position term, to be followed during the upcoming election.
- **Parking issues** -- There are some changes coming to address parking permit issues. Violations need to be reported so they can be addressed by the Association. There needs to be some more issues that need to be addressed in the enforcement of the rules and regulations. The Board is the first line to address the notification of violations.

MEMBER'S DISCUSSION:

- **Unit A112** – Discussion regarding violations. Discussion regarding Insurance offers that are being received in the mail. Discussion regarding the Architectural committee guidelines and approval policy.

NEXT MEETING: January 26, 2021 at 9:00 a.m.

A motion was made by Dwight Heitman and seconded by Rob Emo to adjourn the meeting at 11:01 a.m. Motion passed unanimously.

I approve and submit these meeting minutes,

A handwritten signature in blue ink that reads "Dave Laven". The signature is written in a cursive, flowing style.

Dave Laven, Secretary