

Tamarind Gulf and Bay Condominium Association, Inc.

Notes from Board of Directors Meeting

April 27, 2021

PURPOSE: This was a regularly scheduled monthly meeting to conduct Tamarind business.

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:00 a.m. EST, in the Tamarind Clubhouse and via Zoom/conference call.

DETERMINATION OF QUORUM: A quorum was established with the following board members present: President Gerry Meiler, Treasurer Robert Emo, Vice-President Bud Tishkowski, Director Dr. Robert Waddell, Assistant Secretary Tom Crichton, Director George DaSilva, and Secretary Dave Laven. Also attending were Ed Olson, CAM and Property Manager of Sunstate Management Group, Inc.

CONFIRMATION OF NOTICE AND POSTING: Ed Olson, CAM and Property Manager, confirmed that the meeting notice was properly posted in accordance with Tamarind Gulf and Bay Condominium Association documents and Florida Statute 720.

OFFICER'S REPORTS:

- Treasurer's Report: As of March 31, 2021
 - Operating Balance ~ \$131,000
 - Reserve Balance ~ \$239,000 (no change from last month)
 - Operating Expenses are running about \$14,000 under budget YTD which is right on schedule as we are budgeting for increased insurance costs for July – December.
 - Reserve Spending YTD is unchanged at \$8,115 – mostly for the water main repair and repaving.
 - Loan:
 - We signed the closing documents for our loan with Truist (formerly BB&T) on April 21st. It is a \$2,000,000 15-year 3.75% fixed rate loan. There is an 18-month interest-only period where we can draw money as needed. We pay interest only on money taken out as draws are made, not on the entire \$2,000,000 right away.
 - Loan origination fee was \$8,350.
 - No Pre-payment penalty unless the loan is refinanced with another lender.
 - The Association may not assume other debt without Truist approval.
 - Collateral of this loan is an assignment of the association's assessment and Lien Rights.

- President's Report: The President said that all information in his report would be covered under new and old business.

PROPERTY MANAGER REPORT:

- Ed Olson has been working with Rob Austin, Bud Tishkowski, and Truscapes to finalize a new landscape maintenance contract with Truscapes.
- The Tamarind office will adopt new summer hours effective June 1, 2021 through September 1, 2021. The office will be open on Mondays, Wednesdays, and Fridays from 9:00 a.m. until 11:00 a.m. Members and guests can contact the posted number of Sunstate management at any time for assistance.

COMMITTEE REPORTS:

- Architectural Review Committee: There are no current requests for architectural changes at this time.
- Landscape Committee: The committee does not plan to add new plantings unless requested due to the planned construction for the next two years. When construction is completed, the committee will assess the damage and recommend plantings as needed. Contact Bud Tishkowski if there are any issues or recommendations.
- Projects Committee: The committee members completed the planting of new bushes on the southwest roadway hedge to replace old dead plants. They are in the process of spreading mulch under all plantings on the roadway hedges. The committee members also filled several holes under building foundations with architectural foam to prevent rodents from burrowing. Touch-up with stucco and paint will be completed this summer during the completion of the bump-out project. BIG THANKS to Rob Austin and the Projects Committee for making these great improvements!
- Communications Committee: The Tamarind website is now fully operational with contact information, meeting minutes, various forms and applications, status reports on maintenance requests, and other pertinent information.

OLD BUSINESS:

- Adopt a policy to require Board approval for any capital project over \$10,000:
 - Discussion: The President is working on the policy language and is not yet ready for board discussion or approval until next meeting.
 - Motion: A motion to table this topic was made by Bud Tishkowski and was seconded by Tom Crichton. The motion was passed by unanimous vote.

NEW BUSINESS:

- Ratify Landscaping Contract:
 - Discussion: Artistree has been given 30-day notice of contract termination. Truscapes has been chosen by Tamarind Management and plans to begin their

new contract effective May 15, 2021. The new contract provides for the same level of service as the previous contract, with hopefully improved service standards and results. It is under review by Truscapes at this time.

- Motion: A motion to table this topic until the contract is finalized was made by Bud Tishkowski, and seconded by Rob Emo. The motion was passed by unanimous vote.
- Review and approve updates to Tamarind Rules and Regulations clarifying Association and Owners responsibilities for maintenance projects.
 - Discussion: President Meiler and Ed Olson met with our lawyers who drafted the following proposed changes to our Rules and Regulations. President Meiler read the changes to the board and provided copies for review:

SECTION 1: AIR CONDITIONING EQUIPMENT

Pursuant to Article XV11(A) of the Amended and Restated Declaration of Condominium, unit owners must take all appropriate steps to maintain, repair, and when appropriate, replace the air-conditioning equipment (“A/C Equipment”), including (but not limited to) the compressor located on the Condominium building roof, which exclusively services their unit. The Association, acting by and through the Board of Directors, is empowered to establish levels of maintenance and upkeep by the unit owners as it pertains to the A/C Equipment. The failure of A/C equipment can lead to damage to the units and to the Condominium property. The Board of Directors shall have the sole discretion to determine when the A/C Equipment needs to be maintained, repaired, or replaced. Factors the Board of Directors may utilize to determine if A/C Equipment needs to be maintained, repaired, or replaced include (but are not limited to) the following: blowing no air or warm air, loud noises, strange odor, failure to adequately remove/regulate humidity, Freon/water leaks, exceeds lifespan, still utilizes outdated “HCFC-22” or “R-22” refrigerant, recommendations from a licensed professional/contractor, etc. The Board of Directors and their representatives shall have the right, but not the obligation, to periodically inspect the A/C Equipment. In the event that the Board determines that the A/C Equipment needs to be maintained, repaired, or replaced by a unit owner, written notice shall be provided by the Association and, thereafter, the unit owner will have ninety (90) days, or a lesser period of time (as circumstances warrant, in the sole discretion of the Board), to complete the required corrective action. Such contractor shall be properly licensed and insured in accordance with local industry custom, and the Board may require proof of same.

SECTION 2 ROOF DECK

Pursuant to Article XVII(A) of the Amended and Restated Declaration of Condominium, unit owners must take all appropriate steps to maintain, repair, and when appropriate, replace the limited common element roof deck appurtenant to their unit. The Association, acting by and through the Board of Directors, is empowered to establish levels of maintenance and upkeep by the unit owners as it pertains to the roof decks. The failure of the roof decks can lead to damage to the roofs, the units and other Condominium property. The Board of Directors shall have the sole discretion to determine when a roof deck needs to be maintained, repaired, or replaced. Factors the Board may utilize if a roof deck needs to be maintained, repaired, or replaced include (but are not necessarily limited to) the following: rotting wood, cracks, missing slats, missing rails, distress/damage to the roof, discoloration, splintering, etc. The Board of Directors and their representatives shall have the right, but not the obligation, to periodically inspect the roof decks. In the event the Board determines that a roof deck needs to be maintained, repaired, or replaced by the unit owner, written notice shall be provided by the Association and, thereafter, the unit owner will have ninety (90) days, or a lesser period of time (as circumstances warrant, in the sole discretion of the Board), to complete the required corrective action. Unit owners may use the contractor of their choice to take this required corrective action. Such contractor shall be properly licensed and insured in accordance with local industry custom, and the Board may require proof of same. Roof decks are also subject to the Architectural Standards contained in Article 1, Section 6.3 herein.

- Other Discussion:
 - Abbott Air Conditioning is contracted to inspect all units and give a detailed report by the end of May. All units will be entered to inspect the air handler and thermostat equipment inside. No prior notification of this inspection will be given to the owners. Notification to affected owners will begin as soon as possible thereafter.
 - Abbot Air Conditioning estimates that A/C equipment removal and replacement during roof installation may take one to three days.
 - Roof replacement on building D1 is planned to begin on July 12, 2021. Owners will be given written notification at least four weeks in advance.
 - Abbott will offer discounted pricing to unit owners and will attempt to stock up on necessary A/C equipment.
 - The roofing schedule has been revised to address potential insurance savings. The following buildings on the bay side are planned to be completed in order by Thanksgiving 2021, and must be completed no later than Christmas, 2021: D1, B8, B7, E1, A5, B6, C1, and A4. Roof

replacement on all gulf side buildings will begin on April 1, 2022, with planned completion by July 1, 2022.

- Occupants living at Tamarind during this time must be prepared to endure hassles of workers, machinery, equipment staging, dumpsters, and potentially blocked parking areas. It is strongly suggested to restrict unit rentals during this time.
- Each building will take two to three weeks to complete the roof replacement. Each building will be completed before crews move on the next building.
- West Coast plans to prepurchase materials as soon as possible.
- Owner Discussion:
 - Steve Plotnik, Unit B423: My A/C is in need of replacement soon. Should I wait until the roof is replaced or replace the A/C unit now? Response: The board recommends owners to wait if possible. If it must be replaced now, do not install the new unit on an A/C stand. It will be done during roof replacement. Contact management or Rob Austin for assistance. This message will be communicated to all owners.
 - Lynne Kivimaki, Unit A432: When we replaced our A/C unit recently, finding a new interior air handler that would fit into our existing space was difficult. Owners will want to consider this when replacing their A/C system.
- Motion: A motion to approve the addition of the above updates to Tamarind Rules and Regulations was made by Bud Tishkowski and was seconded by Tom Crichton. The motion was passed by unanimous vote.
- Ratify Roofing and Bump-out contracts:
 - Discussion: Contracts have been negotiated and signed by Sunstate Management with West Coast and Creative Construction Solutions.
 - Motion: A motion to ratify these contracts was made by Tom Crichton, and seconded by Rob Emo. The motion was passed by unanimous vote.
- Review and approve expenses to be paid for the Association during the roof replacement project:
 - Discussion: President Meiler presented four potential scenarios and recommendations on who should pay for the inherent costs. The board discussed each option and generally agreed with the President's recommendations.
 - This topic will be moved to old business to be discussed and voted on during the next board meeting.
- Approve new appointees to the Projects Committee:
 - Discussion: Lynne Kivimaki, Scott Kivimaki, and Bob Wyse have expressed interest in joining the Projects Committee.

- Motion: A motion was made by Rob Emo to appoint Lynne, Scott, and Bob to the Projects committee, seconded by Dave Laven. The motion was passed by unanimous vote.
- Other new business raised by Director Tom Crichton: Review unit parking space and storage closet assignments.
 - Discussion:
 - David Smith, A532, proposed that the board look into the allocation of parking spaces on the basis of minimizing the number of steps from each unit to the assigned space. While it appears that someone originally assigned spaces in this manner, no original schematic has been found, and owners have apparently swapped spaces over the years without approval from the Board or filing a notice with Charlotte County. Mr. Smith also asked the board to consider assigning a 'visitor' parking space reserved for his unit A532 in a location closer to his residence.
 - Board Member Tom Crichton reviewed the Tamarind Declaration of Condominium and explained the wording to the attending board members.
 - The board discussed the need for additional information, an audit of which parking spaces appear out of sequence, and what impact the resequencing of current spaces would have on all unit owners. Tom Crichton is going to gather more information prior to the next meeting.
 - The board discussed that no further re-assignment or swapping of parking spaces will take place until this topic is resolved. Owners requesting to swap spaces must follow the stated process and notify the Association in advance.
 - Legal counsel may be necessary to address any potential changes to parking spaces and/or storage closet assignments re-allocation after the audit is performed and discussed.
 - This topic will be moved to Old Business for further discussion during the next board meeting.
- Other New Business: Change future board meetings from the fourth Tuesday to the fourth Thursday of each month, effective with the next meeting, to accommodate scheduling conflicts.
 - The board agreed to change in meeting date as requested. Next meeting is now scheduled for Thursday, May 27, 2021. No vote was necessary.

ASSOCIATION MEMBER FORUM:

- Tracy Calderone Unit B813: I would like to replace my door when I replace the windows in my unit so I can take advantage of potential insurance savings. Response: The doors are the property of the Association with no plans to replace them at this time. Any

potential insurance savings would only be possible if all unit doors and windows in a designated building were replaced at the same time.

- David Smith A532: We would like to add a window to our unit – what is the process to do so? Response: Complete the Architectural Change Request form and submit it to the Architectural Committee for review.
- Bob Wyse, Unit B813: We have had recent thefts of golf clubs and bicycles, and have observed unauthorized vehicles parking in our property. What can be done to address these security issues? Response: We actively monitor unauthorized vehicles and issue passes for overnight visitor parking spaces. If you notice any suspicious behavior, address the person(s) directly, or contact the Tamarind office during posted hours or Sunstate Management 24/7 to investigate. Unauthorized vehicles will be given a warning and towed upon the next offense.
- Debbie Carpenter C125: Are there any security cameras on Tamarind property to aid in the identification of unauthorized vehicles or theft apprehension? Response: There are no security cameras in use and none planned to be installed at this time.

ADJOURNMENT: Motion to adjourn was made by George DaSilva and seconded by Robert Waddell. Motion was passed unanimously. The meeting was adjourned at 10:55 a.m.

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-colored background.

Dave Laven, Secretary