

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

April 12, 2023

APPROVED

PURPOSE: To discuss options for pursuing additional insurance reimbursements with our agency, PCS.

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:35 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 and via zoom: Gerry Meiler, Tom Crichton, Rob Emo, Bob Waddell, George DaSilva, Doug DeYoung, and Liz Mason. David Altiera, Sunstate Management, was also present. PCS attendees included Susie Baxley and Antony De La Torre.

PROOF OF NOTICE: David Altiera, Property Manager, confirmed that the meeting notice was properly posted in accordance with Tamarind Gulf and Bay Condominium Association documents and Florida Statute 720.

DISCUSSION: Gerry Meiler provided an update on the status of our insurance claims including what has been paid and areas we believe still have opportunity for additional recovery of funds. Two independent adjusters declined to work with us as they did not believe there was enough money for recovery given our roofs were new. The largest opportunity is with car ports as only the A4 building has met its deductible.

We've had contact with a company regarding carports and have asked them to provide quotes for replacement as is and a separate quote for bringing the carports up to code.

The provision in our policy noted as "Law and Ordinance" appears to provide us the greatest opportunity for recovery of funds. The clause is meant to provide funding that is needed to bring buildings or structures up to code if not covered by the regular policy which is typically based on an appraised value. Our policy provides us up to \$500,000.

Additional discussion occurred around signs, lighting, and landscaping. PCS suggested submitting claims for everything.

NEXT STEPS:

1. Consolidate all data on A4 and submit additional claims
2. Regarding carports, we will provide our adjustor with quotes for replacement as is and a separate quote for bringing the carports up to code. Per PCS, Ordinance and Law provision should help us recover some of the funds needed.

3. Fencing & Signs – Ready to submit claims

OWNER Q&A:

Nancy Raisman – Is there a statute of limitations on submitting a claim? Per PCS, the limitation is up to two years to submit a hurricane Ian Claim but she recommends opening a claim immediately updating it with additional information as it is uncovered. There is no time limit on getting repairs done as long as the claim has been opened.

Dan Danner – Loss Assessment. (Someone help me here as not sure I captured this right) Dan has a home owners deductible of \$2500. Loss Assessment claims have a separate deductible limit of \$250 on HO6 policies regardless of the overall deductible.

Lynne Kivimaki – Wanted owners to know that they need to submit loss assessment as a separate claim, not as part of any other damage claim.

Tom Crichton – Regarding carports. Contractors have noted it could be up to a year before they can get carports fixed. Is the association **at risk of not getting them reinsured if we don't** receive insurance funding and do not repair them. PCS said we are not at risk and recommended removing them from our policy at renewal time if they are not replaced or repaired by our policy renewal date or planned to be during the upcoming policy period.

Kit Kohler — 2 weeks ago, he heard a report Ian was upgraded to Cat 5 and that all insurance deductibles are waived if a hurricane is deemed a Cat 5. PCS does not believe this is accurate but will research.

NEXT REGULAR BOARD MEETING: April 27, 2023

ADJOURNMENT: Motion to adjourn was made by Tom Crichton, and seconded by Liz Mason. The motion was passed unanimously. The meeting was adjourned at 10:55 a.m.

I approve and submit these meeting minutes,

Liz Mason, Assistant Secretary