

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

May 25, 2023

**APPROVED**

PURPOSE: This was a scheduled board meeting to conduct Tamarind Association 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 and via zoom: Gerry Meiler, Tom Crichton, Rob Emo, Bob Waddell, George DaSilva, Doug DeYoung, and Liz Mason. David Altiero, Sunstate Management, was also present.

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

READING AND APPROVAL OF MEETING MINUTES: A motion was made by Liz Mason to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Tom Crichton. The motion was passed unanimously.

COMMITTEE REPORTS:

- Architectural Review Committee: Gerry Meiler said:
  - Will defer window discussion to old business portion
  - A324 – want to replace windows with impact windows. Request approved.
- Projects Committee: We are so thankful for owner participation in helping us to keep our community beautiful and unique. We continue to be humbled and amazed by our Volunteerism. Thank you Chris and Scott for raking the beach and cleaning up the seaweed.
  - General replacements and repair activity:
    - New emergency and exit lighting
    - Light sensors for automatic lighting around the association
    - Gulf-side bench has succumbed to the elements. A replacement is being quoted

- Communications Committee: Joyce Meiler said:
  - The sunshine committee tab on the website has gone live.
- Landscape Committee: Doug DeYoung said:
  - **We're due for our annual mangrove** trimming.
- Sunshine Committee:
  - No new requests have been received since the April meeting. If you know of someone in need of a little sunshine, please click on the Sunshine Committee link on the Tamarind Gulf and Bay Website or contact Marg or Sally directly.
- Sign Committee:
  - Meeting was scheduled May 16.
    - Based on quotes Joyce sent and Irma provided, likely will choose the recycled plastic as best product.
    - Recommending 2 signs.
  - Next meeting June 8

## **OFFICER'S REPORTS:**

### **Treasurer's Report:**

As of April 30, 2023

Operating Balance \$789,767.76

Reserve Balance \$89,759.73

April Operating

We had an operating surplus of \$3985 in April, including storm cleanup and repair expenses of \$6734. Without the storm expenses we would have had an operating surplus of \$10,720 which is about what we would expect for April.

April Reserves

On the Reserve side we spent \$48,520.25 in April. This included two elevator traveler cable repairs, elevator door lock monitors, two water heaters and loan principal and interest.

Reserve Loan

Balance Owed \$1,942,338.64 (payment 6 of 162)

In November 2022 we began 13.5 years of monthly payments of \$15,805.75. From 2023-2035 our annual payments will be \$189,669. Those numbers assume we make no additional principal payments. We can pay the loan off early with no penalty. The loan repayment is made using Reserve funds, so does not affect the Operating Budget.

#### Storm Cleanup and Repairs Spending

Including all invoices received through May 23, 2023 (not necessarily paid) we have \$363,981 in Hurricane related costs. This includes \$300,308 of building repairs, \$37,735 of cleanup costs, and \$25,938 of miscellaneous repairs (including fences), supplies, and services.

#### Insurance Settlement Payments

No new information to report this month regarding funds received. We made a claim for debris removal costs and Frontline Insurance is still working on it. We deposited two checks earlier from Frontline Insurance of \$258,735.71 (mostly for carports and fences) and \$9,572.18 (estimated building A4 expenses over the \$109,710.54 deductible).

#### Special Assessment

The reported Operating Account balance of \$789,767.76 includes \$402,000 of deposited special assessments through April. As of May 23, 2023, we've deposited \$551,000 of the \$580,000 total. We have eight owners who have not paid the full amount.

### **President's Report:**

#### Structural integrity inspection update

- No structural issues were identified
  - Some cosmetic issues noted (stucco, downspouts, scuppers, etc.)
  - 2nd floor lanais are our biggest risk
  - Many cases of compromised flooring that owners will be required to repair
  - We now have an electronic copy of the building blueprints
- **New turtle signs procured thanks to Kit Koehler A112**
  - **Admiralty Villas**
    - Still interested in having the wall painted and want to know timing. They were advised that the painting would coincide with our overall painting project.
    - Asking permission to paint a mural on the wall behind the dumpster. Consensus is that painting a mural would be acceptable with our approval of a sketch. Also, we need to

work out language that indicates that maintenance of the wall by the mural is their responsibility and that we reserve the right to paint if required.

PROPERTY MANAGER REPORT: David Altiero said there was nothing new to report

OLD BUSINESS:

- Projects Update:
  - A1 Drain – no progress – waiting for a quote.
- Window Maintenance Standards
  - Proposed Language (to be added to declaration of condominium): In order to properly protect Association property, the installation of impact resistant windows or shutters meeting 2001 Florida Building code requirements or better is mandatory effective December 31, 2025. In the event of replacement or repair for any reason, new windows and doors must comply with or exceed the then current applicable state and county building codes.
  - Compliance issues to consider:
    - Inspection – by whom and **at who's cost**
    - Proof of compliance
    - Due to supply chain issues – ordered by 12/31/25?
- Hurricane Ian supplemental insurance claim update
  - \$1800 check to arrive 05/25 – for debris removal claim

NEW BUSINESS:

- No new business was raised.

MEMBERS DISCUSSION -- OPEN FORUM:

Kit Kohler – A112 – the center walk easement to the beach – the bench is cracked. Gerry said we will inspect all benches. Kit asked George DaSilva if we know what SIZE the signs will be and he replied no decision has been made yet.

Scott Kivimaki – A423 – Looking for options to resolve A1 drain issue – large squeegees are **provided for residents to use. Don't want water build up.**

Gary Bettcher – he has been trying since January to get a quote on windows – **haven't been** able to get anyone to come out.

Melissa A525 – Needs her deck to be scraped and repainted and asked if she needed architectural review committee permission. She was asked to simply notify the board. She also asked to clarify office hours for summertime – M/W/F – 9 – 11. June 8 – 24 – Scott will be on vacation. -

Sally Hetzel – D126 – Asked how to get bugs cleaned from lighting and was asked to fill out a work order.

NEXT REGULAR BOARD MEETING: June 22, 2023

ADJOURNMENT: Motion to adjourn was made by Bob Waddel and seconded by George DaSilva. Motion passed. Meeting was adjourned at 9:58 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary