

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

November 16, 2023

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. Lauren Wilson, Sunstate Management, was also present.

PROOF OF NOTICE: Lauren Wilson, 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 Rob Emo to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Bob Waddell. The motion was passed unanimously.

COMMITTEE REPORTS:

- Architectural Review Committee:
 - B611 ARC to add Lanai screen enclosure- Gerry was able to find specifications approved for lanai screening. It is defined by the Declaration of Condominium. Board is allowed to approve exceptions. Discussion ensued. Motion to approve as submitted by George DaSilva, seconded by Tom Crichton. Motion carried unanimously. Board will work for a rules change.
 - A114 ARC to add Lanai ceiling fan – Gerry Approved.
- Projects Committee: Nothing to Report.
- Communications Committee: Joyce Meiler said: She received request from an owner that says the pool is closed at dusk, but the outer area of pool is open until 9 p.m. Please consider clarification of the rules. Apartment Update – may ask for donations to populate it.
- Landscape Committee: Doug DeYoung said: A work day occurred this week with the primary focus of cleanup around the docks. A lot of debris/weeds/dead plants were removed. In discussion about using a new type of mulch. Sprinkler system has some drip lines not working. Asked Rob Austin to review and the company said everything

was working fine even though we don't believe it is. Phil will arrange to have the owner come out to review. There is a trimming coming up for bushes soon. Linda Gunderson commented that water is not working around the front of the building or around the pool. Lots of overgrowth in many areas in front of storage units. Insurance company says plants must be two feet from buildings.

- Sunshine Committee: Marg Crichton – 2 cards sent.
- Sign Committee: Nothing to report.

OFFICER'S REPORTS:

Treasurer's Report:

As of October 31, 2023

Operating Balance \$559,652.21

Reserve Balance \$258,671.43

October Operating

Removing storm cleanup and repair expenses of \$1,700, we had an Operating deficit of \$4,820 in October. Most of this was due to increased insurance costs (\$9,024 over budget) and the change to pay Reserve Loan interest (\$5,919) from the Operating account. We had \$2,380 of laundry income recorded in October. Many thanks to our dedicated team of quarter rollers!

October Reserves

On the Reserve side, we spent a total of \$17,270 consisting of the Reserve loan principal payment (\$9,887), pool furniture (\$726), gulf side driveway storm water catch-basin (\$3,875) and two roof repairs (\$2,782). We are scheduling a meeting with West Coast to discuss the recent repairs and upcoming inspection.

Reserve Loan

Balance Owed \$1,884,068 (payment 12 of 162) = \$12,993.57 per owner

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 or \$1308 per owner. Those numbers assume we make no additional principal payments. We can pay the loan off early with no penalty. Per our 2022 audit completed in May 2023, the loan interest payments are made from the Operating account, while principal payments are made from the Reserve account. Both principal and interest payments will be from the Operating account starting in 2024.

Storm Cleanup and Repairs Spending – Available Funds

Including all invoices received through November 13, 2023 (not necessarily paid) we have \$531,860 in Hurricane related costs. This includes \$453,114 of building repairs, \$37,735 of cleanup costs, \$26,683 of miscellaneous repairs (including fences, supplies and services), and \$14,328 of carport replacement costs. We have approximately \$318,249 in insurance claim and special assessment money remaining to use for planned storm-related building and carport repairs.

We have a \$236k contract with T & M Aluminum to replace the four carports (36 parking spaces) that were either destroyed or not repairable. The contract does not include demolition costs for the two carports still in use.

Insurance Settlement Payments

Nothing new to report this month. We are waiting for a response to the two supplemental claims sent in August for fence and sign repairs. We are tracking all building A4 invoices and plan to make a supplemental claim once all invoices are received.

President's Report:

- Tom will discuss Car Port Post Painting
- The 2nd assessment for Hurricane Ian will likely be late 2nd quarter next year.
- Tamarind documents need to be updated and suggested a documents committee be formed to get them up to date. Liz Mason and Doug DeYoung volunteered to own.
- Apartment rental will be listed within a month. We are ideally looking for a year round tenant at \$2500/month.
- Elections will be held at the annual meeting in February. Four seats are up for election – George DaSilva, Doug DeYoung, Rob Emo, and Bob Waddell.

PROPERTY MANAGER REPORT: Lauren Wilson said nothing to report.

OLD BUSINESS:

- A1 drain – Liz Mason scheduled John Griffin from United Restoration to review the issue on Thursday 11/15. John and the owner of the company looked at the building and plan to provide an estimate.
- Budget review and approval
 - Bob Waddell motioned to approve the budget. Liz Mason seconded. Motion was passed unanimously.
- Car port replacement recommendation
 - We have placed down payments with a supplier.
- Painting project recommendation
 - Lance Pershing is painting the posts.

- Quotes received from five different vendors for overall painting, stucco, and caulk.
- A motion was made by Bob Waddell to allow Tom Crichton and Rob Emo to choose a contractor and place an order on behalf of the Board. Liz Mason seconded the motion. The motion passed unanimously.
- Window maintenance standards update – No update. Florida Government may be requiring hurricane windows.
- Bob Waddell – Noted there was a lot of wear and tear on the walkways. Project Committee would like volunteers for power-washers of the pavement.

NEW BUSINESS:

- Parking Discussion – remove from agenda and make it part of rules discussion

MEMBERS DISCUSSION -- OPEN FORUM:

- Lynne Kivimaki – A432 – wants to thank the board for all their work.
- Scott Kivimaki – A432 – Scott asked about holiday lights? Tom Crichton said he would defer this to a volunteer. Scott volunteered.
- Julie Hulsey B723 – When we submit work orders, how do we know the work is done? Tom said he would check on status. The current work order system is not a closed-loop system. This should be considered for future updates.
- Dave Smith – A532 – our unit was going through repairs. Concerned project is stalled. **He's planning to be there next week. Gerry said there's been a lot of work this week and will provide an update.**

NEXT REGULAR BOARD MEETING: January 28, 2023

ADJOURNMENT: Motion to adjourn was made by Doug DeYoung and seconded by Rob Emo. The motion was passed unanimously. The meeting was adjourned at 10:30 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary