

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

March 28, 2024

PURPOSE: This was a scheduled board meeting to conduct Tamarind Association business.

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:02 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, Frank Ferry, 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 Frank Ferry. The motion was passed unanimously.

COMMITTEE REPORTS:

- Architectural Review Committee: Gerry Meiler:
 - Window replacements for B714 rejected
 - Lanai flooring replacement for A424 approved
 - Storm door for A534 approved
 - Window replacement for B611 approved

- Projects Committee: George DaSilva: Effort was focused on contacting last year's Team Members and soliciting new members, along with communicating the current Project list. Work was started on scope development and material pricing for replacing the Dock Roping and evaluating how to safe guard the unprotected section of the northern dock sidewalk. The path forward was approved. Also, car port gutter cleaning was discussed and will be scheduled shortly.

- Communications Committee: Joyce Meiler: No Updates

- Landscape Committee: Doug DeYoung

- The bayside has been the focus for cleanup and mulching. Another load of mulch has arrived and was distributed in the beds. A total of 51 plants were replaced/added. Several were transplanted.
 - Painting will start on the Gulf side in April/May. Since 2 feet of space is required around the buildings, many plants had to be trimmed or removed. Much of this was accomplished over several work days with the help of volunteers. The work was completed, and the representative for the painting contractor told us that the trimming that was done was sufficient for their needs.
 - Another meeting with a Truscapes manager occurred in March to review trimming and fertilizer application. Neither were being done to our satisfaction. Truscapes has since been back to correct the trimming issues and fertilize our plants.
 - The season is winding down. Thanks to all who helped us this season. We look forward to another season starting next Fall.
- Sunshine Committee: Liz Mason: A card will be sent to the family of Angie Zerad.
 - Sign Committee: Gerry Meiler: RFP sent to 4 contractors.

OFFICER'S REPORTS:

Treasurer's Report: As of February 29, 2024

- Operating Balance \$536,986.29
- Reserve Balance \$310,653.19
 - Reserve Loan Balance \$1,844,795 (payment 16 of 162) = \$12,722 per owner

February Operating

Removing \$53,211 of storm expenses, we had an Operating surplus of \$14,117 in February. We expect to see monthly surpluses for the first six months of 2024 due to lower than budgeted insurance costs.

2024 YTD Operating

Removing \$53,476 of storm expenses, we have an Operating surplus of \$33,626 through February.

February Reserves

On the Reserve side, we spent a total of \$17,725 consisting of the bayside drainage and retaining wall repairs (\$11,780) and 50% down payment for West Coast roofing repairs (\$5425).

Storm Cleanup and Repairs Spending – Available Funds

Including all invoices received through March 25, 2024 (not necessarily paid) we have \$672,166 in Hurricane related costs. This includes \$592,421 of building repairs, \$37,735 of cleanup costs, \$26,683 of miscellaneous repairs (including fences, supplies, and services), and \$15,328 of carport replacement costs. We have about \$188,000 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. We've received 50% of the invoices** from our water / mold mitigation supplier.

Insurance Settlement Payments

We received an insurance claim payment of \$8227 for sign repairs. We are almost ready to submit our supplemental claim for building A4 and the clubhouse.

President's Report:

- Lights on docks replaced with LED solar at a total cost of \$231.08 (1300 lumens)
- insurance update – additional claim for \$127,813.73 for A4 and Clubhouse
- SIRs study to be completed in approximately 4 weeks.
- **HB 1021 was approved by Legislature, awaiting Governor's signature**

PROPERTY MANAGER REPORT: Lauren Wilson said a form is now on the website to complete if you need to submit a rule violation. In the next couple months, they will provide website updates which will allow members to access a portal with additional visibility to their personal documents and Tamarind documents.

OLD BUSINESS:

- A1 Drain
 - Storm door option has been vetoed.
 - **\$5000 option to "determine" the extent of the problem prior to a formal quote** – this has been rejected.
 - **Rob Austin's preferred solution** – hire contractor to grind the front step
 - Liz Mason motions to hire the contractor Rob Austin recommends to try to fix the solution. Doug DeYoung second. Motion carries.
- Painting Project
 - Scheduling meeting April 4 to walk the property, identify staging, may have parking places impacted. Schedule will be established. Power washed building by building, caulk next, etc. Teams move across buildings rotating between the

six buildings. Everything must be off the decks. All second floor screens which **haven't been replaced recently will be replaced if required.**

- Irene Carlson asked if the interior of lanais on the second floor will be painted and the answer is yes.
- Dwight Heitman asked if all buildings were going to get new caulking even if it was recently upgraded. Frank Ferry answered yes as the process requires following a specific procedure.

Rule Change Motions: All of the motions listed below under old and new business were reviewed with the final proposed language listed below. The motions will be voted on at a future Board meeting that has been properly noticed per Tamarind Bylaws.

New Smoking Policy: Motion: Establish a new smoking policy as part of the Tamarind Gulf & Bay Rules and Regulations as follows. Discussion occurred regarding enforcement.

- Smoking is prohibited in, on or about the following areas of the property:
 1. All areas providing owners, residents and guests with access to the condominium units including, without limitation, unit entryways, landings, hallways, corridors, stairways, stairwells, and elevators.
 2. Laundry rooms and facilities.
 3. Swimming pool area and Clubhouse.

“Smoking” means without limitations, inhaling, exhaling, burning, vaping, or carrying any lighted cigar, cigarette, pipe, or any other products/devices containing legal or illegal substances.

Any owner who rents, leases or allows anyone to occupy their unit, shall disclose to all persons within the unit that Smoking is prohibited in the areas set forth above.

NEW BUSINESS:

- Motion: Replace all existing dock ropes with new 3/4" black, 3 strand braided polypropylene rope and associated stainless steel hardware.
- Motion: Amend late fee policy to add the statement "Owners whose accounts have been referred to the Attorney will have their fob access to the pool and clubhouse deactivated."
- Motion: Amend boat dock rules and regulations item #7 to include the statement "Boat owners must supply their own hose if desired and should not use any hose that is not their own."
- Motion: Include as a sub-part of the Architectural Guidelines, section 5.6 ENTRANCE DOORS. The language as proposed in the attached amendment.
- Motion: Align pool rules and all signage to reflect pool and pool area to close at dusk. Discussion occurred regarding the timing of dusk as it changes.
- Under Discussion: Board to consider changes as to the maximum number of overnight (social) guests.
- Nominate and approve members of Projects and Landscape committees

- Motion by Gerry Meiler to approve to add the following members to the project committee: Kit Kohler, Phil Cross, Scott Kivimaki, Jim Bennett, Dave Smith, Doug DeYoung, Dave Munson, Marcia Munson, Joyce Meiler, Tracy Calderon, Dave Laven, Irma Nim, Bud Tishkowski, Frank Ferry, Cynthia Yott, Scott McLarnon, Chris McLarnon, Linda Gunderson, Scott Gunderson, Bob Warner, Debbie Warner, Tony Ferneti, Liz Mason, Ron Deramo, Hank Zulof, and Art Valentine. Motion passed unanimously.
- Approval for landscape committee is deferred until next month.
- Frontier Communications Property Access License (PAL) – Gerry Meiler told them we **were**'t interested in a new proposal until they have paid for the water main break they caused last year.
- Doug DeYoung – There are people parking on the gravel near the firelane on SE Corner by the bay. It is a fire lane and should be identified as such.

MEMBERS DISCUSSION -- OPEN FORUM:

Phil Cross - A213 – At Boca Royale, the community sued the association for the woman who was eaten by an alligator. He asked about our liability insurance. Lauren Wilson explained **Tamarind's insurance and liability policy.**

Kit Koehler – A112 - **regarding the drain. He's concerned that scraping the door frame will not** solve the problem when a disaster happens. He does not see the need to spend the \$2000 on the proposed approved solution.

Melisa Winn – A525 - regarding FL legislation on squatters. She asked if we have had any problems at our complex and asked if we need non-drillable door locks. Gerry Meiller replied that he was aware of a situation at Boulder Point and there was evidence of one here in 2018. No reports have been identified at SMSKA. No need for non-drillable locks at this time.

Scott Kivimaki – D126 - On Wednesday, April 3 at 9am – fire alarms will be tested.

Linda Gunderson – B722 - Noted that on lanais where they have put stucco on the floor, it is not covered by the new painting about to be done. She has concerns that some owners are not maintaining them properly.

NEXT REGULAR BOARD MEETING: April 25, 2024

ADJOURNMENT: Motion to adjourn was made by George and seconded by Frank Ferry . The motion was passed unanimously. The meeting was adjourned at 10:50 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary