

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

August 22, 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 9:00 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, Frank Ferry, Bob Waddell, George DaSilva, Doug DeYoung and Liz Mason. Rob Emo was not in attendance. 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 Bob Waddell to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by George DaSilva. The motion was passed unanimously.

COMMITTEE REPORTS:

- **Architectural Review Committee:** Frank Ferry: A-131 has submitted an Architectural Request for replacement windows with current hurricane specification windows. This request is stated as "Like for Like", awaiting the window specifications from the vendor for confirmation before granting approval.
- **Projects Committee:** George DaSilva: Dock Rope replacement done in August by Rob Austin and Frank Ferry. Assisted by Scott Kivimaki.
- **Communications Committee:** Joyce Meiler: Will there be an owners' roster on the portal rather than the website? An owner can go to my profile, there is a directory option to select whether or not to share your information (phone and email). The portal requires owner permission to show these details.
- **Landscape Committee:** Doug DeYoung: No updates this month.
- **Sunshine Committee:** Liz Mason: One card sent this month.

- **Sign Committee:** Gerry Meiler: Order placed for new signs. Thanks to all team members. Irma has been instrumental to getting everything completed. This will be the last sign committee report.

OFFICER'S REPORTS:

- **Treasurer's Report:** Financials are posted on Tamarind website.
- **President's Report:**
 - Clubhouse A/C Unit Replaced
 - Driveway Damage due to a water main break has been fixed
 - 21 units had damage from Hurricane Debbie – another unplanned expense
 - 2nd assessment for Hurricane Ian – still waiting on final billing for 2 units. Still waiting on insurance settlement. Still waiting for final updates on car port costs.

PROPERTY MANAGER REPORT: Lauren Wilson: report damage to your unit due to any hurricanes by sending an email to Info@sunstatemanagement.com or if you are within the portal, submit a request. Will roll out training to owners soon.

OLD BUSINESS:

- **Painting Project update** – working on A2 building, ready to start on A3 building. Still anticipate having completion by end of September.
- **Carport Update** – we must get a survey done on a portion of our property. We need a variance to allow us to rebuild in the same place they were. Fieldwork has been completed. A drawing will be done showing where new carports will be placed. Once we have all documentation, we go to a zoning commissioner. A public meeting will then be required. After county approval, more needed with the environmental groups.
- **Rules update** – targeting owners meeting in November to act on new rules
- **B523 & E112 Broken window replacements** – have approval to send work order for replacements at owner expense.

NEW BUSINESS:

- **Hurricane Debbie Update** – 21 units had damage due to water incursion.

MEMBERS DISCUSSION -- OPEN FORUM

NEXT REGULAR BOARD MEETING: October 24, 2024

ADJOURNMENT: Motion to adjourn was made by Liz Mason, and seconded by George DaSilva. The motion was passed unanimously. The meeting was adjourned at 00:00 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary