

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

January 23, 2025

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

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:03 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, George DaSilva, Doug DeYoung, and Liz Mason. Bob Waddell was not present. 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 SPECIAL ASSESSMENT BOARD 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:** Frank Ferry: Four requests were reviewed and approved.
 - A122 Lanai
 - A213 Screen Door
 - A532 – Loft/Window
 - C123 – Hurricane Windows

- **Projects Committee:** George DaSilva:
 - Leftover paver's – It has been determined that there are enough leftover paver's to install small "patios" in front of all outdoor closets. A prototype will be installed utilizing a form/jig constructed by Rob A. Then the plan is to do the Gulf side "B" Buildings first, utilizing Project Team members and any other owners that are interested in helping out. (We may even do "volunteer's" closets first). A schedule will then be developed as to when to do the Bay side. A request was also made to put Condo unit numbers on each door to ID each closet.

- We are waiting for a quote on the extension of downspouts on the gulf side buildings. We are also expecting that the quote will be expensive, therefore we are looking at installing them ourselves. Again, anyone interested in helping, please let George, Rob A., or any Board member know. Your help will be appreciated!
 - Irma's brother has offered to lend his pressure washer (and time) to clean the side walk in front of the B4 building. Another owner has volunteered to help, to complete the entire walkway (in front of B3 & B5), but we could possibly use 1 or 2 more volunteers. Let us know if interested
- **Communications Committee:** Joyce Meiler: No updates.
 - **Landscape Committee:** Doug DeYoung:
 - The main focus for clean-up has been the gulf side since the plantings in the beds along the gulf side of Tamarind were all lost in the storms and aftermath. The roots in these beds have been or will be removed. Some new plantings have been placed in these beds already with more to come. Many workdays have occurred and many of the dead plants and branches have been removed. Thanks to everyone who has helped. We could not do this work without you. Scheduled workdays are on Tuesday mornings starting at 10AM throughout the season.
 - Eventually we will need to focus on the bay side of the complex to get it ready for painting. We will need to remove plants within 18-24" of the buildings. We will need a significant amount of mulch for these beds as well as others around the site.

OFFICER'S REPORTS:

Treasurer's Report:

- Operating Balance \$182,352.46
 - Non- SIRS Reserve Balance \$190,356.49
 - SIRS Reserve Balance \$195,713.27
- December Operating
 - The December monthly financials include \$377,000 of Milton Special Assessment income. Our December expenses include \$189,200 of storm expenses (3 different storms) and total expenses were \$199,040 over budget. The reported net income for December was \$184,084 due to the special assessment credit.
- 2024 Operating
 - Similarly, our 2024 Operating numbers are skewed by large storm expenses and income. We had \$627,101 of storm expenses (all four storms) and \$632,376 of special assessment income logged in 2024. Our 2024 reported net income of \$78,282 was mostly due to lower than budgeted insurance costs and larger than budgeted rental apartment income.

- December Reserves
 - On the Reserve side, we spent a total of \$950 on painting. Our final Gulf-side painting project invoice was received in January, so was not recorded in 2024, so year-end Reserve balances are higher than projected.
- 2024 Reserves
 - We spent \$260,006 on 2024 Reserves. The majority of this was on the Gulf-side painting project. Other expenditures included \$20,087 for roofing, \$20,575 for sewer, and \$13,627 for washers/dryers and vent cleaning.
- Reserve Loan
 - Balance Owed \$1,743,716 (payment 26 of 162) = \$12,026 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.
- Ian Storm Cleanup and Repairs Spending – Available Funds
 - Including all invoices received through January 15, 2025 (not necessarily paid) we have \$883k in Hurricane Ian related costs. The projected total cost for Hurricane Ian is \$1.148M and we have about \$266k additional funds needed to cover that total. The second Ian assessment amount will depend on the outcome of our pending insurance claims and the actual costs of carport replacements.
- Ian Insurance Settlement Payments
 - We received checks totaling \$19,989 for a partial payment of our building A4 supplemental claim. The remainder of our supplemental claims for building A4 (\$105,091) and the clubhouse (\$21,173) are waiting for a response from Frontline Insurance. Total claims paid to date are \$301,843.
- Milton Storm Cleanup and Repairs Spending
 - Including all invoices and proposals received through January 20, 2025 (not necessarily paid) we have \$595k in Hurricane Milton related costs. The projected total cost for Hurricane Milton is \$650-675k. We've received \$358,800 of the \$377,000 Milton Special Assessment with seven (7) owners outstanding.
- Milton Insurance Settlement Payments
 - We are awaiting the initial insurance report from our carrier. The current total cost for the covered buildings B3, B4, and B5 is \$267k over the deductible (\$10k per build

President's Report: Hurricane Milton loss assessment letter and board meeting minutes need to be posted on the website so owners have easy access to provide them to their insurance companies. All other business is covered below under Old and New Business.

PROPERTY MANAGER REPORT: Lauren Wilson: Everyone should have received your coupon book for payments.

OLD BUSINESS:

- Hurricane Ian Insurance Update - assessment estimate \$1200 - \$1800/owner depending on when we start the carport project. All invoices have been submitted for A4.
- Hurricane Milton Update – adjuster has received all of our invoices to date. We'll have initial adjustment report within two weeks.
- Painting Project Update – Gulf side finished. Bayside painting to start late April.
- Carport Update – variance approved to allow us to repair carports as they were. Next hurdle FDEP approval required. Contractor is ready to start once final approvals are complete.
- Seawall Update – Frank Ferry
 - Mid-year 2024 Gerry Meiler and Rob Austin investigated both vertical horizontal cracks in the exposed bayside seawall.
 - Duncan Seawall Marine Construction, who rebuilt the Tamarind docks, was contacted and with their review of the situation they recommended contacting Foster Engineering for a structural investigation.
 - Foster Engineering did a cursory review of the seawall, splash pad, (walkway,) and berm retaining wall. They noted significant problems with compromised seawall structure, erosion of material from behind seawall joints, exposed and deteriorating re-rod, outward bowing of seawall resulting in the splash pad downward angle towards the berm's retaining wall. Foster's recommendation was that a complete structural engineering investigation of the complete seawall structure be considered.
 - Tamarind's Board entered a contract with Foster in October 2024 for a full engineering review with recommendations of the seawall structure. This review was completed in early November 2024. The findings were that Tamarind's seawall was severely compromised and showing indications of structural failure relating to items found in their earlier review. The main concern was how a collapsing seawall would have impact on the berm retaining wall's structure and the proximity of the bayside condos suffering subsequent structural damage.
 - In January 2025 Foster completed and supplied Tamarind with their engineering specifications, drawings, and initiated the permitting process, allowing the Board to proceed, if agreed upon, with RFQs from eligible contractors. If the Florida/Federal permits are approved they would allow contractor selection for this seawall reconstruction to begin in the 2025-2026 timeframe.
 - The initial cost estimate for seawall reconstruction is \$375,000.00 - \$425,000.00 plus permits and any required landscape repair because of work-related damage incurred. Final reconstruction cost cannot be determined until contractor RFQs and the selection of is made.
 - After the Board meeting ended, an email was received from Foster Consulting stating that they had received the State and Federal Approval for the seawall project.
 - Foster has already moved forward with the Construction Documents and should have these ready by February 17th. They need a week for engineering approval

and review before starting the bid process, so they are looking to deliver these for our official review by the 21st.

NEW BUSINESS:

- Vacant Board Position – Bob Waddell has submitted his resignation for personal reasons. Election scheduled for February Members Meeting – we now have four open positions and four notices of intent. Timing for notices has closed, therefore, there will be no election. John Kosta will fill Bob Waddell’s term.
 - Gerry made a motion to appoint John Kosta to fill the position until election. Liz Mason seconded. Motion carried.
- Corporate Transparency Act – if we need to file, Sunstate will take care of it.
- Center Beach Walkover Discussion – estimated cost for basic replacement of the stairway only is \$17,000, full replacement including a seating area is about \$21,000.
 - Doug DeYoung made a motion to build the center stairway down. Liz Mason seconded. The motion carried.
 - Rob Emo made a motion to add the seating area. Liz Mason seconded. The motion was opposed by Doug DeYoung, Frank Ferry, George DaSilva, and Gerry Meiler. Liz Mason and Rob Emo approved. The motion did not carry.
- Website Content vs Portal – discussion ensued on what documents should be included on each site.
- Propose Storm Response Coordinator Position and Responsibilities – all agreed it is a necessary position. Next step is to meet to discuss responsibilities.

Members Open Discussion

Members Meeting February 27, 2025

- Board Organizational Meeting immediately following the Members Meeting

MEMBERS DISCUSSION -- OPEN FORUM:

NEXT REGULAR BOARD MEETING: February 20, 2025

ADJOURNMENT: Motion to adjourn was made by George DaSilva, and seconded by Frank Ferry. The motion was passed unanimously. The meeting was adjourned at 11:24 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary