

# **Tamarind Gulf and Bay Condominium Association, Inc.**

## **Minutes from Board of Directors Meeting**

**April 24, 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 9:00 a.m. EDT, in the Tamarind Clubhouse and via Zoom/conference call.

**DETERMINATION OF QUORUM:** A quorum was established with seven board members in attendance in person and via zoom including: Gerry Meiler, Rob Emo, Liz Mason, Doug DeYoung, Frank Ferry, John Kosta, and George DaSilva. 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 previous board meeting and approve them as written. The motion was seconded by Doug DeYoung. The motion passed unanimously.

### **COMMITTEE REPORTS:**

**Architectural Review Committee:** Frank Ferry: Two Requests in April, A-212 and B-713.

- B-713 APPROVED as it is only interior remodeling requiring no modifications to Condo infrastructure. This request is to use known contractors who have provided quality work within the complex.
- A-212 - Proposed conversion of a master closet into an en-suite bathroom. This proposal constitutes a major modification to the Common and Limited Common Elements of the Tamarind property.
- The Board reviewed ARC A-212, (dated April 8, 2025,) during its meeting on April 24. The Board will give further consideration to the matter after reviewing written documentation from a licensed structural building engineer, including assessments regarding the A-2 building and plans demonstrating compliance with Charlotte County, FL building codes.

**Projects Committee:** George DaSilva: Owners should let George know if you would like to work with the brick pavers recovered from Hurricane Milton. No major updates this month.

**Communications Committee:** Joyce Meiler: Extra fobs resolved in all but five units. Reminder – if your unit is sent to the attorney for non-payment, your fob will be deactivated. Keep the fobs in your unit when you leave. New fobs ordered in February but they still haven't come in.

**Landscape Committee:** Doug DeYoung: No major updates. Thanks to those who helped all year.

## **OFFICER'S REPORTS:**

### **TREASURER'S REPORT: As of March 31, 2025**

- Operating Balance \$393,882
- Reserve Balances: Non-SIRS \$176,659 SIRS \$264,467 Total \$441,127
- Reserve Loan Balance \$1,712,553 : \$11,810 per owner
- Reserve Spending \$2,345 (March - Laundry) : \$86,480 (YTD)
- March Operating Performance
- Reported Over Budget by \$20,978 (Net Loss)
- Milton Spending of \$37,789
- Without Storm \$16,811 Under Budget (March), \$52,071 Under (YTD)

**PRESIDENT'S REPORT:** Checked status of 2026 SIRS Study – should receive shortly. Don't expect any surprises. The capital plan for next year is the seawall project and the repaving project. The Gulf side will be first.

**PROPERTY MANAGER REPORT:** Lauren Wilson: Do not park where cones are placed for work.

## **OLD BUSINESS:**

- **Hurricane Ian Insurance Update** – We've been paid for A4 building. Still expecting \$21,000 for the Clubhouse. Carports are still part of the settlement. Estimate of the final assessment should not be over \$1500/unit.
- **Hurricane Milton Update** – everything is coming in at estimated prices. No assessment required.
- **Painting Project Update** – Working on D1 building now. Moving to B8. We will publish updates on when to expect your building will be painted. It was decided to send an update letting owners know how caulking may be required for sliders.
- **Carport Update** – Ready to engage our contractor. We will communicate the project plan shortly. Painting of carports will also get done this year.
- **Seawall Update** – Three contractors of the six approached, have walked the Tamarind property and expressed interest regarding this proposed 2026 project. Of the other three contractors when contacted again, one declined interest and two did not respond at all. Quotations are forthcoming and expected in the third quarter of 2025. Upon receipt of these, the Board will discuss with JFoster engineering, who is contracted for design and construction work.

An investigation was carried out concerning possible FEMA or Florida financial assistance for this replacement regarding SBA or Named Storm damage. Unfortunately, Tamarind is credit worthy as a business entity and doesn't qualify for loan assistance, and our seawall damage is structural age related, not storm.

- **Storm Response Coordinator and Responsibilities** – As a board, we have decided to appoint a Storm Coordinator and create a project team. Liz Mason will be the Board Storm Coordinator in partnership with Dale Mason. Their responsibilities will include:
  - **Communication** – before, during, and after the hurricane. Includes notifying owners of potential damage to property and keeping them up to date on progress of restoration to their units
  - **Collaboration** – Work with Maintenance Manager and our vendor partners to secure the property, mitigate urgent issues, and compile a list of damages.
  - **Coordination** - Weekly meetings with contractors to review a consolidated list of damages by unit and progress made each week. Communicate this to affected owners regularly.

## **NEW BUSINESS:**

### **Not in Residence Inspection for Personal Items**

- End of Season and Hurricane Checklist – Sunstate will send and then it will be posted on their website for future reference
- Patio/Deck Furniture must be removed before you leave – this includes screened in lanais
- Kayaks and bikes must be removed before you leave or prior to a storm if you are a year-round resident.
- Tuesday, May 6 – Dale Mason and Liz Mason will be doing a check of all units where owners have left.
- If you rent your unit, it is your responsibility to ensure that all furniture is removed prior to a hurricane or renters leaving for the season.

**Hurricane Specifications for Condominiums** – Required by law but the law has been vague. John Kosta has offered to explore price of hurricane shutters versus hurricane windows. The price of a hurricane-compliant door is \$4000.

**Paving Project** – This will be a major project for next year. Need a board volunteer to manage the vendor selection process and manage the project.

**MEMBERS DISCUSSION -- OPEN FORUM:** Discussion ensued.

**NEXT REGULAR BOARD MEETING:** May 22, 2025

**ADJOURNMENT:** Motion to adjourn was made by John Kosta and seconded by George DaSilva. The motion was passed unanimously. The meeting was adjourned at 10:05 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary