

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

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

**May 22, 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. EST, in the Tamarind Clubhouse and via Zoom/conference call.

**DETERMINATION OF QUORUM:** A quorum was established with six board members in attendance in person and via zoom including: Gerry Meiler, Rob Emo, Liz Mason, Frank Ferry, John Kosta, and George DaSilva. Doug DeYoung was not on the call. 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 Liz Mason to waive the reading of the minutes of the previous board meeting and approve them as written. The motion was seconded by John Kosta. The motion passed unanimously.

### **COMMITTEE REPORTS:**

**Architectural Review Committee:** Frank Ferry: No Requests this month.

**Projects Committee:** George DaSilva: One paver platform was completed on the B4 building. If an owner would like pavers put in front of his closet, he can do it with guidance from Rob.

**Communications Committee:** Joyce Meiler: Bought dumpster props that make it easier to prop open the heavy dumpster lids. Thanks to whomever organized the community closet.

**Landscape Committee:** Doug DeYoung: No updates this month.

### **OFFICER'S REPORTS:**

#### **TREASURER'S REPORT: As of April 30, 2025**

- Operating Balance \$637,471
- Reserve Balances: Non-SIRS \$227,236    SIRS \$333,641    Total \$560,878
- Reserve Loan Balance \$1,702,278 : \$11,740 per owner

- Reserve Spending \$19,350 (April – Masonry/Pipes) : \$105,830 (YTD)
- April Operating Performance
  - Reported Under Budget by \$47,679 (Net Surplus)
  - Milton Spending of \$27,158: Ian Credit of \$58,445
  - Without Storm \$16,392 Under Budget (April), \$68,463 Under (YTD)

**PRESIDENT’S REPORT:** Florida legislature Senate Bill 340 – “Condo 3.0” – Sunstate working through the implications for the board. We will need to tape Zoom meetings. The law also gave us options on how to insure our buildings – appraised value or a tool that will allow us to calculate “maximum probable loss”. It may be worth considering after further investigation.

**PROPERTY MANAGER REPORT:** Lauren Wilson: Continue to use the portal. You can change your address in the portal to ensure mail gets to you regardless of where you are living at the time.

#### **OLD BUSINESS:**

- **Hurricane Ian Insurance Update** –At this time no significant additional Hurricane Ian spending is expected so the Board will prepare materials for the second and final assessment to be presented for approval at the June Board meeting.
  - Estimate around \$1250/owner.
- **Hurricane Milton Update** – The Association will be starting the reimbursement process for owner out of pocket expenses covered by the Hurricane Milton insurance claim. No further assessment for Hurricane Milton is expected.
- **Painting Project Update** – Work has been started on the bayside buildings but it is not progressing as planned. We will be working with the supplier to make the appropriate corrections.
- **Carport Update** – We continue to work towards obtaining all of the necessary approvals to complete this project. It is still anticipated that the carports will be installed this year.
- **Seawall Update** – Seawall project is still pending any unasked questions from contractors who are still preparing bid proposals due in the third quarter 2025.
- **Not in Residence Inspections for Personal Items** – Dale and Liz Mason did a walk around the property May 6 and identified 42 units that still had furniture on lanais and decks. Many people were still in residence; others replied they rent during the summer. Reminder to remove everything when you leave – including bikes and kayaks. Alert your rental company to remove items once your renters leave. Gerry Meiler will be doing one more inspection before he leaves town.

#### **NEW BUSINESS**

- 2024 Financial Audit - The 2024 Financial audit has been completed and can be found on the owner's portal under "documents"

- 2026 Reserve Study: Alternatives were reviewed and the reserve study will be finalized using the "loan option" for the seawall.
  - *Rob Emo made a motion to use the \$400K lump sum payment option for the final 2026 SIRS report. Frank Ferry seconded. Discussion ensued. Motion passed unanimously.*
  
- Entry Door Revision to Declaration of Condominium – Entry doors are now 45 years old and no longer meet current building code requirements. The condo association is currently responsible for door replacement. Discussion ensued on the possibility to move responsibility for doors to the owners rather than the association.
  - *Liz Mason motioned to prepare paperwork to transfer ownership of doors from the association to the owners. Frank Ferry seconded. A motion was made by Rob Emo to amend the motion to read “owner entry doors”. Frank Ferry seconded. Discussion ensued. A motion was made by Rob Emo to table this motion to further clarify exact language. John Kosta seconded. Motion carried.*
    - The Board will prepare materials to change the Association's governing documents to transfer ownership and responsibility for repair and replacement to the owners. This will require an ownership vote for approval.
  
- 2026/2027 Paving Project – There is a potential to save significant cost by completing the planned paving project in those areas where the carports are missing prior to installation. Cost estimates and required competitive bids will be completed prior to making a decision.
  
- Document Rewrite (Hurricane specifications, entry doors, policy inclusions, etc.) - Door ownership is the only urgent requirement for change. Will add for budget next year.

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

**NEXT REGULAR BOARD MEETING:** June 26 2025

**ADJOURNMENT:** Motion to adjourn was made by George DaSilva and seconded by Rob Emo. The motion was passed unanimously. The meeting was adjourned at 10:52 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary