

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

June 26, 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. All attendees were advised that per new state statute, condominium association Zoom meetings are being recorded

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, Frank Ferry, John Kosta, Doug DeYoung, 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 George DaSilva. The motion passed unanimously.

HURRICANE IAN SPECIAL ASSESSMENT

- Confirmation of proper notice – Lauren Wilson, property manager confirmed that the meeting regarding this assessment was properly noticed and properly posted in accordance with Tamarind Gulf and Bay Condominium Association documents and Florida Statute 720
- Motion by Rob Emo with second by Doug DeYoung to levy a special assessment in the amount of \$181,250.00 (\$1,250.00 per Unit) to be paid by August 15, 2025 in order to fund the Association's repair/replacement expenses related to losses from Hurricane Ian, due to damage to Condominium Property. This damage generally consisting of the following:

Expense Item Special Assessment	Estimated Cost
Clean-up Costs	\$ 28,000
Hurricane Damage, Remediation and Reconstruction Expenses [including irrigation, electrical and professional services]	\$ 153,250

Total \$ 181,250

Discussion by Board Members ensued followed by an opportunity for owners to comment. Motion carried unanimously.

It was noted that each owner should consult his or her insurance company as to whether this second assessment for Hurricane Ian damages may be covered by their loss assessment policy. A copy of the board resolution authorizing this assessment, official documents regarding the loss, and directions regarding how to submit payment of this assessment will be mailed and emailed to each owner.

COMMITTEE REPORTS:

Architectural Review Committee: Frank Ferry: Received a request for installation of a surge barrier. The current architectural hurricane standards do not allow for this structure so this cannot be approved without changing the standards. It is planned to review and amend as needed the hurricane standards in the future.

Projects Committee: George DaSilva: No significant updates to report

Communications Committee: Joyce Meiler: No significant updates to report

Landscape Committee: Doug DeYoung: No significant updates to report.

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. Currently there is a malfunction of two of the three magnetic pool gates. Currently working to correct.

OFFICER'S REPORTS:

TREASURER'S REPORT: As of May 31, 2025

- Operating Balance \$569,602
- Reserve Balances: Non-SIRS \$227,942 SIRS \$302,986 Total \$530,929
- Reserve Loan Balance \$1,691,792 : \$11,668 per owner
- Reserve Spending \$31,546 (May – Painting) : \$137,376 (YTD)
- May Operating Performance
 - Reported Over Budget by \$12,744 (Net Loss)
 - Storm Spending of \$30,831
 - Without Storm \$18,087 Under Budget (May), \$86,550 Under (YTD)

PRESIDENT'S REPORT: Details of each issue are discussed under the agenda headings.

OLD BUSINESS:

- **Hurricane Milton Update** – The Association continues the reimbursement process for owner out of pocket expenses covered by the Hurricane Milton insurance claim. Most of the claims have been reconciled with insurance payments and reimbursement to owners is expected to be made within the next two weeks. It is expected that damaged windows and sliders will be installed in early August 2025. No further assessment for Hurricane Milton is expected.
- **Painting Project Update** – Work has been progressing well on the bayside buildings with most of the large surfaces being painted. Those surfaces on buildings A5 and E1 should be done in the next two weeks. Mention was again made to emphasize the need to remove deck and porch furniture when not in residence or when a storm is pending.
- **Carport Update** –All of the necessary approvals to complete this project have been obtained. The carports still requiring demolition have been removed. It is anticipated that the carports installation will begin in a few weeks. A concern has been raised about the aluminum posts in the new carports which may necessitate the installation of bollards to protect these from car damage.
- **2026 Reserve Study Alternatives** – In order to avoid state statute mandated inclusion of seawall repair costs in the quarterly HOA fee, it will be necessary to obtain the planned line of credit loan by this Fall. This process has begun and will be prioritized.
- **Seawall Update** – Seawall project is still pending any unasked questions from contractors who are still preparing bid proposals due in the third quarter 2025.
- **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 failed door replacement. Previously there has NOT been money set aside via the Reserve process to replace these doors. *Despite the fact that almost all doors are still quite functional and that door failure has not been a significant contribution to hurricane damage, if the doors remain association property, state statute may well require funds be collected for replacement of nearly all 145 doors within the next 5 years as they may technically have exceeded their life expectancy.* At a cost of \$4000 per door this would cost \$580,000. Discussion ensued on the possibility to move responsibility for doors to the individual owners who could then decide whether they felt their door should be replaced rather than being mandated by the state to pay for all doors complex wide. This will require a 75% voter of the ownership to make this change. The board tentatively plans to bring this to an ownership vote this fall.

NEW BUSINESS

- **Bulletin Board Policy** – Tamarind does not have a Bulletin Board Policy regarding postings. A new policy will be worked on that will likely reflect the guidelines for Facebook postings

- Final Insurance Proposal Review. This was just received this week. Total is \$719,001.87 which is a \$31,207 or 4.5% increase which is approximately \$61 K below expected budget.

MEMBERS DISCUSSION -- OPEN FORUM: Discussion ensued with members voicing concerns about overspray/dripping of paint, screen removal during painting and insurance issues.

NEXT REGULAR BOARD MEETING: July 24, 2025

ADJOURNMENT: Motion to adjourn was made by George Silva and seconded by Rob Emo. The motion was passed unanimously. The meeting was adjourned at 10:31 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary