

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

July 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 9:03 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, Doug DeYoung, 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 Liz Mason 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.

COMMITTEE REPORTS:

Architectural Review Committee: Frank Ferry: No new requests this month.

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: We are approaching peak hurricane season. Please have all furniture removed as you leave. There have been some statutory updates and we will post them on the portal.

OFFICER'S REPORTS:

TREASURER'S REPORT: As of June 30, 2025

- Operating Balance \$265,064
- Reserve Balances: Non-SIRS \$228,608 SIRS \$171,035 Total \$399,643

- Reserve Loan Balance \$1,681,449 : \$11,596 per owner
- Reserve Spending \$132,647 (June – Painting) : \$270,023 (YTD)
- June Operating Performance
 - Reported Over Budget by \$24,850 (Net Loss)
 - Storm Spending of \$52,321
 - Without Storm \$27,471 Under Budget (June), \$114,022 Under (YTD)

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

OLD BUSINESS:

- **Hurricane Milton Update** – Still on plan for early August for slider and window replacement. Money has already been accounted for. Milton is essentially complete.
- **Painting Project Update** – Labor issues have been resolved. All large surface painting is complete. They are now doing the trim painting.
- **Carport Update** – Project is ongoing and progressing well.
- **Seawall Update** – We are waiting for final quotations for the three vendors who are bidding. We explored an option of full seawall replacement. It was not financially feasible.
 - A motion was made by Rob Emo to authorize obtaining a loan not to exceed \$500,000 with a term of 10 years to finance the seawall repair project. Repayment of principal and interest will be made from the Association's operating budget. Liz Mason seconded. The motion carried 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 failed door replacement. A motion was made by Frank Ferry to conduct a membership vote to amend the Association’s governing documents, transferring ownership and maintenance responsibility for unit entry doors from the Association to the individual unit owners. Rob Emo seconded. The motion carried unanimously.
- **Bulletin Board Policy** – A motion was made by Liz Mason to approve a Bulletin Board Policy as defined below. George DaSilva seconded. The motion carried unanimously.
- **Bulletin Board Policy – as defined 07/24/25**
 - Post only content that is appropriate for Tamarind owners to know or understand including pictures, announcements, or Tamarind events.
 - It's okay to post items you own, including your condo, that you want to sell or give away. Do not advertise items for others or advertise items your business sells. Please be sure to indicate that you are selling/giving away something that YOU own.

NEW BUSINESS

- **A/C Condensate Lines** – several problems have occurred recently. A buildings on 2nd and 3rd floors share condensate lines. This has caused flooding in a couple of units. Owners

should ask your A/C vendor to clear the condensation lines. This will be added to the Newsletter as well as the End of Season Checklist.

MEMBERS DISCUSSION -- OPEN FORUM: Discussion ensued.

NEXT REGULAR BOARD MEETING: August 28, 2025

ADJOURNMENT: Motion to adjourn was made by Liz Mason and seconded by John Kosta. The motion was passed unanimously. The meeting was adjourned at 10:20 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary