

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

August 28, 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 9:02 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. Sean Noonan, Sunstate Management, was also present.

PROOF OF NOTICE: Sean Noonan, 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: No new applications for architecture requests.

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: Sean Noonan: Sean will be taking over for Lauren Wilson.

OFFICER'S REPORTS:

TREASURER'S REPORT: As of July 31, 2025

- Operating Balance \$525,626
- Reserve Balances: Non-SIRS \$296,288 SIRS \$170,134 Total \$466,422
- Reserve Loan Balance \$1,670,898 : \$11,523 per owner
- Reserve Spending \$77,848 (July – Painting) : \$347,871 (YTD)

- July Operating Performance
 - Reported Over Budget by \$547 (Net Loss)
 - Storm Spending of \$24,244
 - Without Storm \$23,697 Under Budget (July), \$142,219 Under (YTD)

Additional Financial Updates

- Ian Special Assessment due August 15 – 137 of 145 Owners Paid
- Seawall Loan Application in Progress
 - \$500k Maximum, Interest Rate TBD, Estimated at 6.5%
 - Draws to be taken through Dec 2026, Interest Only Payments in 2026
- West Coast Florida – Roof Inspection
 - Damage to all roofs – Some Warranty Items
 - Total Cost to Fix \$61,375
 - Meeting with West Coast to Discuss

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

OLD BUSINESS:

- **Hurricane Milton Update** – Hurricane Ian is said and done with last assessment. Hurricane Milton – B5 building getting windows and doors replaced. This is the last outstanding piece of work. We’re filing a supplemental claim for a few remaining items. We have received a quote for doors for external storage units.
- **Painting Project Update** – Rob Austin noted they were not doing a full replace of caulking as requested. We’ve informed them they are in breach of contract. Rob Austin has said the caulking work being done was not up to standards. They have provided us with a change order to credit us \$36,190 if we choose to use another vendor. Or we can pay them the \$36,190 to finish the job but Rob has little confidence in their work.
 - Rob Emo made a motion to accept the change order related to caulking. Doug DeYoung seconded. Motion approved by 6 to 1. We will pursue getting the work done by another vendor.
- **Carport Update** – Carport on the north gulf side has been installed and open. Carport alongside the road is still under construction. Good progress.
- **Seawall Update** – Expecting quotes in September. We are in the process of getting our loan application approved.
- **Entry Door Revision to Declaration of Condominium** – All outdoor storage units were replaced as part of the bump out project. The storage doors are not a SIRS requirement. Gerry will begin socializing this ownership change in the September newsletter. The vote will be taken at the November membership meeting.

NEW BUSINESS – No new business.

MEMBERS DISCUSSION -- OPEN FORUM: Discussion ensued.

NEXT REGULAR BOARD MEETING: September 25, 2025. Budget Workshop October 16 at 9:00 a.m.

ADJOURNMENT: Motion to adjourn was made by George DaSilva and seconded by Frank Ferry. The motion was passed unanimously. The meeting was adjourned at 10:40 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary