

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

September 25, 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 reminded that per new state statute, condominium association Zoom meetings are being recorded.

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 absent. 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 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: ARC submissions for windows by C-114 has a question on the PGT screen statement "Rollform". When this is answered all other specs are in compliance and approval will be noticed. A-215 – a damaged window replacement was approved as it met all the Tamarind ARC guidelines and specs.

Projects Committee: George DaSilva: Nothing to report

Communications Committee: Joyce Meiler: Nothing to report

Landscape Committee: Doug DeYoung: Nothing to report

PROPERTY MANAGER REPORT: Sean Noonan: Sean is getting up to speed on Tamarind and he will be the permanent manager.

OFFICER'S REPORTS:

TREASURER'S REPORT: As of August 31, 2025

- Operating Balance \$374,542
- Reserve Balances: Non-SIRS \$297,167 SIRS \$150,570 Total \$447,738
- Reserve Loan Balance \$1,660,487 : \$11,452 per owner
- Reserve Spending \$41,018 (Aug - Masonry, A4 Bumpout, Carport Painting) \$401,801 (YTD)
- August Operating Performance
 - Reported Over Budget by \$193,420 (Net Loss)
 - Storm Spending of \$177,031 (Carport \$110k, Milton \$67k)
 - Building Maintenance of \$36,198 (Non-hurricane repairs)
 - Without Storm \$16,389 Over Budget (Aug), \$125,830 Under (YTD)

West Coast FL Roof Inspection Results

- All Buildings Require Attention – Total Cost \$61,375
- Most of the Cost is Caulking – About 80-90% of the cost
 - Roofs 4 years old (caulk 5-10 yr life). Hurricanes took a toll.
 - Per Fibertite - Our New Roofs have T-bar design – caulk required where bar is fastened to the walls. Differs from original design.
 - West Coast to add “seam seal” on counter flashing and pipe clamps to extend caulk life
 - West Coast replacing worn/loose screws – Warranty item
- West Coast to provide Two Inspections per Year – No Cost
 - Fibertite Warranty Requires Pressure Washing/Cleaning Every Two Years
 - West Coast to Provide “Soft Washing” during future inspections

PRESIDENT’S REPORT: As noted in last newsletter, our tenant terminated their lease early. We want to rent the manager’s apartment and prefer a year-long lease. We do not want a lease less than six months. Other updates are discussed under the agenda headings.

OLD BUSINESS:

- **Hurricane Milton Update** – We have submitted the supplemental claim. All work is completed. Storage doors will be handled once we receive determination on the insurance claim.
- **Painting Project Update** – CPR is scheduled to send a crew out October 14 and will not leave until they are done. We are working with Lance to do the caulking for those with immediate risk. Before moving forward with a full move/replace caulking project, we will go to bid.
- **Carport Update** – All carports will be complete soon.
- **Seawall Update** – Three contractors have replied that they received RFQ's from JFoster for our seawall replacement. Jake has indicated to all contractors that bids are to be submitted on or before October14th, allowing us to have a better picture at the budget planning meeting.

- **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 documented this ownership change proposal in the September newsletter. An additional eblast will go out with the original presentation that we've socialized as a reminder to owners. October board meeting will have a Q&A session for owners. The vote will be taken at the November membership meeting.

NEW BUSINESS

- Architectural Request to Allow Aluminum Storm Surge Panels. There was significant discussion with board and owners. We will schedule a workshop to discuss the pros/cons and feasibility.

MEMBERS DISCUSSION -- OPEN FORUM: Discussion ensued.

NEXT REGULAR BOARD MEETING: October 23, 2025. Budget Workshop October 16 at 9:00 a.m.

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

I approve and submit these meeting minutes,

Liz Mason, Secretary