

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Monthly Meeting

April 16, 2026

PURPOSE: This was a monthly members' 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.

DETERMINATION OF QUORUM: A quorum was established with the following board members present and via zoom: Gerry Meiler, Rob Emo, Doug DeYoung, Liz Mason, Frank Ferry, Gregg Walker, 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 718.

READING AND APPROVAL OF MEETING MINUTES: A motion was made by Rob Emo to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Frank Ferry. The motion was passed unanimously.

COMMITTEE REPORTS:

- **Architectural Review Committee:** Frank Ferry:
 - Frank made a motion to approve a request from A-314 to replace an original "fixed" living room window with the optional "horizontal slider" of the same size, that is in many Tamarind units. Rob Emo seconded. The motion passed.

- **Projects Committee:** George DaSilva:
 - The last two months the team worked on the pavers on the Gulf side and it is complete. Thanks to the Landscaping Team for the mulch. The team completed 24 storage unit paver pads on the Gulf side. Fifty more will be completed next year on the Bay side.
 - Stripes on the Stairways. Rob Austin has the materials and Kit is ready to do the work. Rob is getting a quote for additional stairway work that may include painting the stripes.

- **Communications Committee:** Joyce Meiler:
 - Reminder on recycling.

- Reminder for Trivia tonight at 6:30.
- Community Concerns Regarding Manasota Key Resort – Meeting next Wednesday March 24 regarding zoning regulations and how the process works. May 11, June 11 – two meetings for various additional approvals.
- **Landscape Committee:** Doug DeYoung:
 - The last work-day of the year occurred; the team has done a fantastic job all year cleaning up dead shrubbery, planting new plants, and maintaining the grounds. A huge thank you to the Landscape Committee.

PROPERTY MANAGER REPORT: Sean Noonan: We will handle the DBPR request for the board.

OFFICER’S REPORTS:

TREASURER REPORT: As of February 28

- Operating Balance \$383,678
- Reserve Balances: Non-SIRS \$383,783 SIRS \$144,681 Total\$528,464
- Roofing Loan Balance \$1,596,941 : \$11,013 per owner
- Reserve Spending \$19,597 (Seawall, Beach Walkovers) \$24,857(YTD)
- February Operating Performance
- Under Budget by \$5733 (Net Surplus)
- YTD Under Budget by \$85,436 (Net Surplus)
- Without Insurance Funds \$13,591 YTD Under Budget

PRESIDENT’S REPORT:

- **Beach Renourishment** – this is still planned for the 2026/2027 Charlotte County year.
- **As we approach end of March – check the hurricane guidelines**
 - Consider getting a condo checker as insurance companies can deny claims
 - Electronic door locks record who goes in/out
- **Any repairs owners do to their units must be done by licensed contractors**

OLD BUSINESS:

- **Rule Change to Allow Storm Surge Panels**
 - A motion to waive the reading of the rule was made by Frank Ferry and seconded by Rob Emo. Motion carried.
 - A motion was made by Liz Mason and seconded by Frank Ferry to allow the rules change as attached to these corporate records. It passed unanimously. Architectural guidelines will be updated.
- **Seawall Update** – Permits have been applied for at the county. The permit can take 15 days to 3 months to get approved.
- **Paving Project Supplier Selection**

- The parking lots are seriously degraded and the drainage system is marginally functional
- Repair of the current French drain will result in higher costs than previously estimated
- The Reserve study included \$265,000 for repaving this year
- 4 suppliers have been requested to provide proposals and quotations
- 2 have chosen to decline due to the drainage repairs required
- We are currently evaluating the other 2 quotations as the proposals contained significant design differences
- In order to keep the project on schedule for completion this year, a motion was made by Liz Mason and seconded by George DaSilva to allow Doug DeYoung to be authorized to finalize supplier selection with support from the Board President, Architectural Committee Chairman and the Maintenance Manager. The motion carried unanimously.
- **Document Rewrite Update**
 - The attorney has been engaged and will be drafting an amended and restated Declaration of Condominium. This means that we will be doing a complete rewrite
 - The attorney requested a “wish” list of significant changes or inclusions and a draft has been completed
 - Required a complete review of the existing documents
 - Review of all Tamarind rules and policies
 - Input from the Board
 - A workshop will be scheduled to review some of the “controversial” additions.
 - Examples include:
 - Formalizing the carport assignment and change process
 - Minimum rental periods
 - Pet restrictions

NEW BUSINESS:

- **Owner Request for allowing a dual axle pickup truck for her renters** – The board did not approve allowing an exception for renters.
- **Elevator Controls Discussion** – Multiple outages have occurred in the A5 building. We have received costs to upgrade the elevators and have money in the reserve fund to do so when we deem it needed. The current strategy is to continue to fix repairs rather than replace at this time.
- **Summer Office Coverage** – discussion ensued as Scott Kivimaki will be out of the office July, August and September. Sean Noonan was asked to determine if another representative from Sun State could help to fill the void. Scott noted that there are far fewer renters in the summer and he did not feel the workload was significant, however, there needs to be a quick response to phone calls residents make when calling Sun State. Sean said he would try to ensure reasonable response times.

MEMBERS' DISCUSSION -- OPEN FORUM

NEXT BOARD MEETING: April 16, 2026

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

I approve and submit these meeting minutes,

Liz Mason, Secretary