

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Monthly Meeting

May 21, 2026

PURPOSE: This was a monthly members' meeting to conduct Tamarind Association business.

CALL TO ORDER: Vice President Doug DeYoung called the meeting to order at 9:00 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: Rob Emo, Doug DeYoung, Gregg Walker, Liz Mason, and George DaSilva. Sean Noonan, Sunstate Management, was also present. Frank Ferry and Gerry Meiler joined later.

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 THE PREVIOUS BOARD 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 Liz Mason. The motion was passed unanimously.

COMMITTEE REPORTS:

- **Architectural Review Committee:** Frank Ferry: two Tamarind units A-415 and B-821 have applied for window/door replacements that meet the Tamarind guidelines for approval.
- **Projects Committee:** George DaSilva: No Updates. Continue putting pavers along the closets on the Bay Side if you have the skills and desire.
- **Communications Committee:** Joyce Meiler: No Updates.
- **Landscape Committee:** Doug DeYoung: No Updates – on hiatus.

PROPERTY MANAGER REPORT: Sean Noonan: The office role currently filled by Scott Kivimaki will be open at the end of June. We will post an ad online and interview people as soon as possible.

OFFICER'S REPORTS:

TREASURER REPORT: As of April 30, 2026

- Operating Balance \$421,772

- Reserve Balances: Non-SIRS \$408,707 SIRS \$196,651 Total \$605,358
- Roofing Loan Balance \$1,575,108 : \$10,863 per owner
- Reserve Spending \$100,180 (Seawall) \$127,412 (YTD)
- April Operating Performance
 - Reported Over Budget by \$65,174 (Net Loss) due to \$65k insurance funds transfer to Reserves
 - YTD Under Budget by \$31,161 (Net Surplus)
 - Without Insurance Funds \$24,316 YTD Under Budget

PRESIDENT’S REPORT: Items were covered in Old and New Business, documented below.

OLD BUSINESS:

- **Seawall Update:**
 - Construction has begun (5/19) and work area should now be considered closed
 - Boat ramp is closed and a dumpster has been moved into place
 - Saw cutting is in progress and should be completed Thursday
 - Concrete removal will start on May 25/26
 - The 5 carports closest to the work area have been cleared and are reserved for the construction crew. Those owners that requested alternate parking have been assigned spaces.
 - The only access to the boat docks is now on the wooden docks entering from the south (near the boat launch). The center access point is closed
 - The car wash station has been relocated adjacent to the bike rack
- **Paving Project Update:**
 - Construction progressing to schedule - consistent with a total project estimate of 6-8 weeks (target completion is the end of June)
 - Project scope has increased with the addition of a new poured concrete curb to provide a better abutment surface for the pavers
 - Drainage boxes and new 12” pipe installed in front of the A buildings.
 - Pouring of concrete valley gutter in progress
 - 103 Pallets of pavers delivered
 - Next step is to grade the carports and start paver installation – target start is next week
 - 18 of the 20 old carport posts showed severe deterioration and have been repaired. After consultation with our reserve company (Dreux Isaac Associates), this work will allow us to extend the life of the carports delaying future reserve allocations.
 - Additional Carport repairs are also being completed
 - Demolition and drain installation will begin on Tuesday May 26th. All cars must be removed by end of day Monday.

- No automobile traffic will be allowed during normal work hours. There may be limited access after 5PM. If you need to pack your car we would advise you to pack this weekend!
- **Document Rewrite Update:** No Update
- **Summer Office Coverage – See Property Manager report above**

NEW BUSINESS:

- **Truist Positive Pay Risk Discussion** – Sunstate notified us that two fraudulent checks were done on our account so we opened a new account. Truist is recommending we use a Truist service that helps guard against fraud. The cost is \$75/month. We have asked for clarification on what Truist will do to combat fraudulent activity with or without this service.
- **Xfinity Renewal – Liz Mason** – Xfinity has provided a proposal for a new five-year contract that provides annual savings of \$10,196 if we sign up for a new agreement. Next Steps: Liz will review the new contract as well as the current contract to ensure we would have the same capabilities as we do now. She will also work on pricing negotiation.
- **New Owner's Parking Stickers**
 - We have completely depleted the old supply of owner's parking stickers. It is a stock image and the reorder cost is \$360 for 300 (\$1.20 each). Changing to a new design with the word Tamarind in it can be had for \$240 for 300.
 - Options:
 - Reorder more of what we have
 - Rebrand and replace
 - Rebrand but not replace
 - The decision was to reorder more of what we have
- **Stair and Landings Maintenance Repair (Decrete)**
 - We propose some work be done and we're looking to determine what may still be under warranty.

MEMBERS' DISCUSSION -- OPEN FORUM

NEXT BOARD MEETING: June 18, 2026

ADJOURNMENT: Motion to adjourn was made by Doug DeYoung and seconded by George DaSilva. The motion was passed unanimously. The meeting was adjourned at 10:21 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary