

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Monthly Meeting

August 20, 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 9:01 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, Gregg Walker, George DaSilva, and Frank Ferry. Liz Mason was absent. Sean Noonan, Sunstate Management, was also present.

PROOF OF NOTICE: Sean Noonan, our 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 07/16 BOARD MEETING MINUTES: A motion was made by Gerry Meiler to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Rob Emo. The motion was passed unanimously.

READING AND APPROVAL OF THE 07/28 WORKSHOP MEETING MINUTES: A motion was made by Gerry Meiler to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by George DaSilva. The motion was passed unanimously.

READING AND APPROVAL OF THE 07/29 WORKSHOP MEETING MINUTES: A motion was made by Gerry Meiler to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by George DaSilva. The motion was passed unanimously.

COMMITTEE REPORTS:

- **Architectural Review Committee:** Frank Ferry: Applications for review and approval received from A-313, A-415, & A 425. These were all approved as "Like for Like" for replacement of existing windows, sliding door, and an entry door regarding hurricane specification product and installation.

- **Projects Committee:** George DaSilva: Still looking for people to help with patio paver project. Talk with Rob Austin if interested.
- **Communications Committee:** Joyce Meiler: No updates
- **Landscape Committee:** Doug DeYoung: No update but question regarding the seawall barrier. Doug asked if there was a budget for restoring landscaping where ground has been torn? Rob Emo said there should be some money left over after construction for that project for landscaping.

PROPERTY MANAGER REPORT: Sean Noonan: Budget season coming up. Sean will send to the Board when the budget is ready.

OFFICER'S REPORTS:

TREASURER REPORT: As of July 31, 2026

- Operating Balance \$345,187
- Reserve Balances: Non-SIRS \$72,885, SIRS \$65,010, Total \$137,895**
- Roofing Loan Balance \$1,542,519 : \$10,638 per owner
- Reserve Spending \$133,924 (Paving, Seawall) \$717,333 (YTD)
- July Operating Performance
 - Under Budget by \$9,461 (Net Surplus)
 - YTD Under Budget by \$33,785 (Net Surplus)
- **Note: Reserves to be Replenished via Seawall Loan Draws

PRESIDENTS REPORT: We have rented the managers apartment for a 12 month lease.

OLD BUSINESS:

- **Seawall Update:** Gregg Walker and Rob Austin met with engineers on Wednesday, August 19. Looking at safety railing along mangroves. Estimated 45 – 60 more days of construction.
- **Document Rewrite Update:** Board met 4 times over past month. Reviewed and edited every line. Sent back to lawyers for revisions. They will revise and that will be shared with owners.
- **Truist Positive Pay Risk Discussion:** Our Association checking account was compromised in April. Two counterfeit checks caught. Opened new bank account with Truist. Truist offers Positive Pay, an extra layer of fraud protection. Cost of Positive Pay (\$900/year). Vote to employ Positive Pay was a 3 to 3 tie with one in abstention. Will vote again next meeting.
- **Stairs and Landings Maintenance Repair:** No update

NEW BUSINESS:

- **Budget Workshop:** Final Budget due November 19. Association is required to mail 2 weeks prior, Nov 5. A budget meeting for Board members will be held October 13, 9:30 am.

MEMBERS' DISCUSSION -- OPEN FORUM: Questions and comments were taken by the board from the owners in attendance and on the Zoom call. No questions asked.

NEXT BOARD MEETING: September 17, 2026. Gerry Meiler will not be able to attend so Doug DeYoung will act as lead.

ADJOURNMENT: Motion to adjourn was made by George DaSilva and seconded by Rob Emo. The motion was passed unanimously. The meeting was adjourned at 9:43 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary