

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Monthly Meeting

September 17, 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: Liz Mason, Rob Emo, Doug DeYoung, Gregg Walker, and Frank Ferry. George DaSilva and Gerry Meiler were 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 08/20 BOARD MEETING MINUTES: A motion was made by Doug DeYoung 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: No applications in September. Nothing new.
- **Projects Committee:** George DaSilva: No Updates.
- **Communications Committee:** Joyce Meiler: No updates.
- **Landscape Committee:** Doug DeYoung: A chinch bug infestation has attacked our grass. Doug is discussing with TruScapes who has done treatments but we are unsure how effective it has been. Doug will meet with TruScapes when he returns in October.

PROPERTY MANAGER REPORT: Sean Noonan: Englewood Water says our back floes are due for inspection. Sean will handle this.

OFFICER'S REPORTS:

NO PRESIDENTS REPORT THIS MONTH

TREASURER REPORT: As of August 31, 2026

- Operating Balance \$240,952
- Reserve Balances: Non-SIRS \$130,231 SIRS \$65,166 Total \$195,397**
- Roofing Loan Balance \$1,531,695 : \$10,563 per owner
- Reserve Spending \$108,365 (Seawall, Carport) \$825,698 (YTD)
- August Operating Performance
 - Under Budget by \$10,828 (Net Surplus)
 - YTD Under Budget by \$44,614 (Net Surplus)
- **Note: Reserves to be Replenished via Seawall Loan Draws

OLD BUSINESS:

- **Seawall Update:** Nearing completion. Poured all concrete. The grounds are torn up. The pilings are getting installed. Anticipate another four to six weeks of work.
- **Document Rewrite Update:** Board met 4 times in August and reviewed and edited every line. We are awaiting feedback from the lawyers regarding our revisions. Once we have this, we will finalize a recommendation and review with all owners at a Town Hall meeting, most likely in November, prior to a vote at the annual members meeting in February.
- **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. This has been tabled until we have both George and Gerry back in October to enable a full board vote.
- **Stairs and Landings Maintenance Repair:** Board received another bid from Decocrete that was more than the original bid. We plan to look at another vendor.

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, at 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: October 15, 2026.

ADJOURNMENT: Motion to adjourn was made by Liz Mason and seconded by Frank Ferry. The motion was passed unanimously. The meeting was adjourned at 9:32 a.m.

I approve and submit these meeting minutes, Liz Mason, Secretary

