

Tamarind Gulf and Bay

Board of Directors meeting of August 25, 2020

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:07 am on Tuesday, August 25, 2020 via Club House, Zoom/Conference call.

DETERMINATION OF A QUORUM: A quorum was established with the following Directors present via Zoom/Conference call: President Gerry Meiler, Vice President Bud Tishkowski, Secretary Dave Laven, Treasurer Rob Emo, Director Jill Anderson, and Director Bob Waddell were present via Zoom. Director Dwight Heitman was absent. Also present was Ron Zion, CAM Tamarind, Michelle Thibeault, Lindsey Rhoades, Teri Lennon and Ed Olson from Sunstate Association Management Group.

CONFIRMATION OF MEETING NOTICE AND POSTING: Ed Olson, CAM, confirmed that the meeting notice was properly posted in accordance with the Tamarind Gulf & Bay Documents and Florida State Statute 720.

Gerry Meiler spoke about the first part of the meeting and the need to make several motions to finalize the move to make Sunstate Association Management Group the new management company.

MOTION made by Bud Tishkowski and seconded by Jill Anderson to approve the minutes of the July 14th board meeting. Motion passed unanimously.

MOTION made by Bud Tishkowski and seconded by Jill Anderson to approve Sunstate Association Management Group, Inc. contract as presented. Motion passed unanimously.

MOTION made by Jill Anderson and seconded by Bud Tishkowski to appoint Sunstate Association Management Group, Inc. as Manager and Registered Agent of Tamarind Gulf & Bay Condominium Association, Inc. starting September 1, 2020. Motion passed unanimously.

MOTION made by Rob Emo and seconded by Bud Tishkowski to appoint Sunstate Association Management Group, Inc. as signers on all Tamarind Gulf & Bay Condominium Association, Inc. bank accounts

MOTION made by Rob Emo and seconded by Jill Anderson to confirm Tamarind Gulf & Bay Condominium Association, Inc. Board of Directors are advised and aware of the Florida Statute the Marketable Record Title Act (MRTA) which requires a formal renewal of association corporate documents every 30 years. Motion passed unanimously.

MOTION made by Rob Emo and seconded by Bud Tishowski to include on future Annual meeting agendas, a reminder of the MRTA renewal requirement 30 years from Tamarind Gulf & Bay Condominium Association, Inc. incorporation date of April 18, 2005.

Treasurers Report – As attached to these corporate records, Rob Emo gave the treasurer report.

Presidents Report – Gerry thanked Ron Zion and Don Martin for their service and outlined goals for the remainder of his term as President.

- Successful transition to a new management company, and that is well on its way.
- Develop a 5 year capital plan that:

- Meets Florida Statutes for a Reserve Study and Reserve funding
- Provides the means and method to maintain Tamarind's infrastructure and community assets
- Enhances owner value by maintaining Tamarind's reputation as one of the most prestigious properties on Manasota Key
- Minimize or eliminate the need for an increase in owner maintenance fees.
- Update the Rules and Regs to be consistent with the change to SMGI, and take a "clean slate" approach to enforcement.

Communication Committee – Rules Update – Joyce was not present – Gerry reported on parking. There are currently 145 owners with assigned spaces and 62 visitor spaces – less than ½ a spot for visitors/guests or a second vehicle. There are three choices to solve this– (1) Very strict on parking. You have your spot and your spot only. (2) Keep things as is. Or (3) Develop a new policy. "Must park in your spot with limited exceptions"

- Bud – Likes the third option.
- Jill – Trespassing is a big deal. Need to stop that.
- Rob – need to ask owners to park in their spot – but if it doesn't fit, etc, there should be exceptions.
- Bob – likes option 3
- Dave – option 3 – add "class B" to list. Owners need to make sure to tell their tenants that they have to park in a certain spot.

Management Recommendation Committee – Gerry "decommissioned" the committee. The committee members were thanked.

UNFINISHED BUSINESS

MOTION by Dave Laven and seconded by Bud Tishkowski to follow the rules in place and send a letter to the owner of the condominium (B-513) that they are in violation of the mandatory two week minimum stay rule. Motion passed unanimously.

MOTION by Bud Tishkowski and seconded by Dave Laven that consistent with the Dec. of Condo – owners have the right to install a security camera that does not interfere with the reasonable, peaceful, and lawful use of the common elements, and that any exterior installation would require approval from the Architectural Review Committee (ARC). Motion carries, Jill Anderson voted no.

MOTION by Bud Tishkowski and seconded by Jill Anderson to table discussion on wording for definition of "Useful Life" as it is applied to appliances and fixtures in the Rules and Regulations

NEW BUSINESS

- Dave noted two large "for sale" signs on the property. This will be added to next meeting's agenda. Gerry to work with Ed to determine the statutory limitations.

MEMBERS DISCUSSION

- A112 – Had a question regarding Sunstate and Banking contract, and owners providing the rules and regs to their renters. Asked about a new cleaning crew.

- D126 – asked about parking and need for some handicapped spots.
- C111 – Concern with vendors parking in her area and construction clean up – has had two nails removed from her tire.

Next meeting – Sept. 22 at 9 am

**MOTION made by Bud Tishkowski and seconded by Jill Anderson to adjourn the meeting at 10:59 am.
Motion passed unanimously.**

I approve and submit these meeting minutes,

A handwritten signature in purple ink that reads "Dave Laven". The signature is written in a cursive style with a large, stylized initial "D".

Dave Laven, Secretary