

Tamarind Gulf and Bay

Board of Directors meeting of Sept. 22, 2020

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:01 am on Tuesday, September 22, 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. Director Dwight Heitman was absent. Also present was Ron Zion, CAM Tamarind, Ed Olson and Thomas Jason 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.

Minutes – Motion to waive reading of the Minutes from August 25th, 2020 and approve was made by Bud Tishkowski. Motion was seconded by Rob Emo. Motion Passed Unanimously.

Treasurers Report – Rob Emo gave Treasurers report recently received from the accountant.

Presidents Report – President wanted to thank Ron for his service and good luck on retirement. The website is in progress and bank transitions are happening. Everything seems to be moving along and there should be a very smooth transition. November 13th is being targeted for the members meeting. Budget and notices must be complete by October 31st.

Management Report- Ron Zion CAM – Bump out project is almost complete; painting will begin soon, and roof projects will begin next week. Ed Olson CAM – Ron has been working with Thomas to learn all the processes for the office procedures. Forms are being completed and the website is under construction and should be up and running soon. Ed spoke with the Real Estate agents regarding the For-Sale signs that are currently on the property, it is a work in progress. A Discussion was initiated regarding the legality of the signs in the easement area.

Landscape Committee- Landscape committee report given by Bud Tishkowski; it was explained that we should wait until the 1st of the year until the landscaping gets updated. This would allow for the Bump out projects to be complete before any major Landscape changes are made.

Communication Committee – Status update for Rules and Regulations was given by Joyce Meiler. Most changes are dealing with readability and redundancies. The clubhouse rules are the next to be addressed. There have been some questions regarding length of vessels and the slip spaces. Some verbiage changes may **be needed to ensure that vessels are moored in the corrects slips. It may be possible to place “proposed changes” on the website prior to the Members meeting. A lengthy discussion regarding the Boat moorings and lengths was initiated.** There are some issues regarding the Land lease with the County and Boats extending beyond the approved Land Lease area. The proposed verbiage change would simply state that regardless of vessel size, the vessel cannot extend into the waterway and violate the land lease.

UNFINISHED BUSINESS

- Reminder of the MRTA renewal requirement 30 years from Tamarind Gulf & Bay Condominium Association, Inc. incorporation date of April 18, 2005.

- Status update on 2-week minimum tenancy as applied to unit B513. The letter was mailed to the Owner that informed the Owner that they were in violation of the 2-week minimum lease requirement. If the Owner does violate again a letter will again be sent and if there are any more instances, the fining process should be instituted.
- Review potential change to architectural rules for exterior camera mounting. There is information regarding security cameras on the property. The verbiage would include that the ARC shall have the ability to approve location and use. There were no objections to the rule change.
- **Review potential change to architectural rules for “useful life”.** There is no definitive source for a definition of useful life. There does not seem to be a consensus as to when the personally owned appliances in a unit need to be replaced. A recommendation was made that the main water supply to the residence should be shut off if no one is in residence for more than 72 hours.

NEW BUSINESS

- Status update on removal of real estate signs – Was addressed in the Manager comments.
- Status update on Reserve Study. The Reserve study is in process and should be received this week via email.
- Schedule date for Budget Workshop – proposed date of October 20th
- Pet issue was addressed by Bud Tishkowski. A lengthy discussion was initiated regarding where pets should be walked and be able to relieve themselves. There may be some verbiage revisions to the policy.

MEMBERS DISCUSSION

- 1 unit-owner had a question regarding the completion of the Bump Out projects.
- Another had questions regarding the corporately owned unit and the use of the unit by employees. Camera placement was discussed with regards to the potential of a 180-degree lenses. Roof leaks was the next question and what is being done? A repair or replacement.
- A third thanked the Board for their work. Raised the issue of cameras that not only have video but audio as well.

Next meeting – Oct. 27th, 2020 at 9 am

MOTION made by Bud Tishkowski and seconded by Jill Anderson to adjourn the meeting at 10:07 am.
Motion passed unanimously.

I approve and submit these meeting minutes,



Dave Laven, Secretary