

Tamarind Gulf and Bay Condominiums

Board of Directors Meeting Minutes of Jan 26, 2021

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:00 a.m. on Tuesday, January 26, 2021 via Club House, Zoom/Conference call.

DETERMINATION OF A QUORUM: A quorum was established with the following Directors present: President Gerry Meiler, Vice President Bud Tishkowski, Treasurer Rob Emo and Director Dwight Heitman. Present via Zoom/Conference call: Secretary Dave Laven, Director Jill Anderson and Director Bob Waddell. Also present were Ed Olson and Thomas Jason from Sunstate Association Management Group present via Zoom/Conference call.

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: *A motion to waive reading of the Minutes from December 22nd, 2020 and approve was made by Bud Tishkowski. The motion was seconded by Bob Waddell. Motion Passed Unanimously.*

OFFICERS REPORTS:

Treasurer's Report – We ended 2020 with a balance of \$53,000 and Reserves of \$175,000. Total Assets: \$229,203.00 We overspent by about \$19,000. There was some costs in the transition to Sunstate.

Management Report -- Annual meeting mailer has been mailed on Friday. All members are encouraged to make send the proxy in advance, as there will be limited in-person attendance at the annual meeting. Ed Olson is working with Rob Austin to get bids for roof replacements and sidewalk resurfacing. Website is almost complete; updates are taking place daily.

President's Report – Don Martin's wife passed away this last week, condolences given. South Manasota Sandpiper key Association is very active in the area and all Tamarind members should consider joining for an annual cost of \$15. Rob Austin and Ed Olson need special thanks for all of the work getting bids. The Board has been working tirelessly and should be commended. Parking compliance has been very good, very few notes placed on vehicles in the past week. If you have an older sticker, please get the info to Scott Kivimaki to update. Bicycles need to be stored in units or in Bike racks. Mailing of Second Notice of Annual Meeting has been sent and should arrive soon. Some owners have already received them. We have seven candidates available for election and will be following the same procedure for submitting ballots as we have in the past.

COMMITTEE REPORTS:

Architectural Committee -- Nothing to Report.

Communication Committee – There was a water emergency last month. An eblast notifying owners worked well. We are reviewing some other options to try to get information out to owners. We are looking at setting up Building Captains to send text messages or go door to door as needed. Additional Tamarind / Sunstate refrigerator magnets are available.

Landscape Committee -- Two bids have been received for landscaping replacement on the beach side of the property damaged during the bump-out repair project. The committee is recommending that we delay spending funds on landscape replacement to spend money on more urgent projects. The south end of the property has an area where shrubs continue to die. The committee proposes building a retaining wall instead of a shrub wall in this area. A question was asked regarding timing and wall placement in relation with the upcoming Charlotte County sidewalk/lighting project. The County is starting on the south end of Manasota Key and it is not expected to reach the Tamarind property for 2-3 years.

Insurance Committee -- The goal of the Insurance Committee is to find high-quality insurance company at a reasonable price. There are many advantageous options for reducing the cost of insurance. Ed is in working with numerous insurance agents and trying to help reduce insurance costs. Dave McMahon from Atlas and PCS are actively trying to bid the insurance. Franklin Insurance also is in the mix for policy review for comparison shopping of Insurance. The goal is to have adequate coverage at a reasonable cost. The Association Attorney may be another source for help with Insurance information.

Projects Construction Committee – The president proposed that a committee needs to be formed to help address minor projects that can be completed by Tamarind members and do not require state or county permits or licensing. All persons appointed to this committee must be documented as such. ***A motion to form a Projects Construction Committee was made by Bud Tishkowski and seconded by Jill Anderson. Motion Passed unanimously.*** Kayak storage will be the first project for the committee.

Three owners volunteered to be on the committee: Brian Jones, Tom Crichton, and Rob Phelan. ***A motion to appoint the members to the Projects Construction Committee was made by Bud Tishkowski. The motion was seconded by Dave Laven.***

Discussion regarding the location and area where the Kayaks' are located was initiated. Some residents were concerned that the location would cause an obstruction of the view from condominiums on the bay side of the property. The committee will investigate several different storage options and create prototypes for discussion prior to any decisions to build storage racks. ***Motion passed unanimously.***

OLD BUSINESS:

Electric vehicle charging policy -- We have been informed by Sunstate that charging individual owners for a shared amenity is not legal under Law. This is being referred to the attorney for clarification.

Architectural Approval Policy –The president proposed a consolidation of policy statements located in several places in Tamarind documents. All requests for changes to common elements and limited common elements must be submitted to the Board and must be approved by 75% of the Members. A question as to whether this is 75% of all members or those present during the time of the vote. The policy statements will remain as draft until this can be determined.

NEW BUSINESS:

Entrance Sign Proposal – The president asked the communication committee to look into options of replacing entrance signs which need replacing. The Communications committee provided information

and samples of Vinyl Signs, sandblasted signs, and aluminum signs. A discussion regarding the costs and bids regarding all of the options for signage. The communications committee will provide additional information to the board for consideration.

Reserve Spending Proposal – The President and Treasurer presented a proposal to replace all roofs on the property within 2 years while continuing completion of the bump-out project. Several options with various loans and repayment schedules were discussed. A432 asked about the potential costs of deck replacement and AC replacements that could be incurred by the Owners. A414 commented that the 10-year plan puts us dangerously close to a depleting the reserve balance. D114 commented that they recommend securing a 15-year loan and plan to repay it in 10 years. Several motions were proposed to document board approval to secure financing to move forward with the loan application process:

A Motion to amend our prior approval of financing the completion of the bump-out project to include additional funding to replace all building roofs to be completed in 2-3 years according to the attached schedule was made by Bud Tishkowski and seconded by Dave Laven. The motion passed unanimously.

A Motion to approve financing for all approved projects was made by Bud Tishkowski and seconded by Dave Laven. The motion passes unanimously.

A Motion to approve securing a maximum loan amount up to \$2,000,000.00 was made by Jill Anderson and seconded by Bud Tishkowski. The motion passed unanimously.

A Motion to approve repayment of the secured loan by reallocating the monies from the reserves was made by Bud Tishkowski and seconded by Dave Laven. The motion passed unanimously.

The Board further discussed that any capital project over \$10,000.00 must be approved by a motion in a regular or emergency meeting.

MEMBERS DISCUSSION: No additional topics were discussed.

NEXT BOARD MEETING: The next meeting is scheduled for February 23rd 2021, immediately following the Annual Member's Meeting.

A Motion to adjourn the meeting at 11:01 a.m. was made by Bud Tishkowski and seconded by Dave Laven. The motion passed unanimously.

I approve and submit these meeting minutes,



Dave Laven, Secretary

Attached: Reserve Spending Proposal January 2021 Board Meeting.pdf