

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

July 22, 2021 (FINAL 8-3-2021)

PURPOSE: This was a regularly scheduled monthly meeting to conduct Tamarind business.

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:00 a.m. EDT, in the Tamarind Clubhouse and via Zoom/conference call.

DETERMINATION OF QUORUM: A quorum was established with the following board members present: Tom Crichton. Board Members attending via Zoom/conference call were Gerry Meiler, Bob Waddell, Rob Emo, Dave Laven, and George DaSilva. Also attending were Ed Olson, CAM and Property Manager of Sunstate Management Group, Inc.

CONFIRMATION OF NOTICE AND POSTING: Ed Olson, CAM and Property Manager, confirmed that the meeting notice was properly posted in accordance with Tamarind Gulf and Bay Condominium Association documents and Florida Statute 720.

APPROVE MINUTES FROM LAST MEETING: A motion was made by Rob Emo to waive the reading of the previous meeting minutes and approve them as written. The motion was seconded by Tom Crichton. The motion passed by unanimous vote.

OFFICER'S REPORTS:

- **Treasurer's Report:** As of June 30, 2021:
 - Operating assets are estimated at \$215,000
 - Reserve Assets are estimated at \$251,000
 - Pre-paid Insurance is estimated at \$425,000
 - Operations Budget is estimated at \$32,000 under budget YTD
 - Reserve Spending is estimated at \$61,000
 - Reserve Balance is estimated at \$192,000 (including July invoice paid for Building D1 bump-out project)
 - We have not spent any funds from the loan secured for the re-roofing project.

- **President's Report:**
 - The Bump-out Project is progressing as planned with the D1 building almost completed and ready for painting.
 - The re-roofing project is progressing with materials delivered to the job site. Work will begin on August 1, 2021 due to a two-week delay caused by weather.
 - The Tamarind property suffered very little damage from the last hurricane with minor roof repair issues.
 - Reserves are growing. Our operations and reserve spending are progressing as planned and on budget.
 - Insurance premiums are less than budgeted so we plan to complete the year under budget in this account.

PROPERTY MANAGER REPORT:

- Truscapes Landscaping is doing a good job. We are pleased with their work and clean up after mowing. They have been on-site this week checking the irrigation system.
- Security System recommendations have been delayed due to weather and IT resource availability. Our property will require six cameras and a recording device estimated at a total cost including installation of \$6,700. A full report will be made at the next meeting. Discussion: Our security goals are to passively monitor entrances and potentially high theft areas and deter theft through signs and camera placement. We do not plan to actively monitor the cameras or hire security resources.
- Elevator inspection certificates have not been received and posted in the elevators. Ed Olson will follow up.

COMMITTEE REPORTS:

- Architectural Review Committee: No new requests at this time
- Landscape Committee: No report at this time
- Projects Committed: No report at this time
- Insurance Committee: Bob is planning to attend an insurance webinar once rescheduled. The Brown and Brown Executive Study is stalled waiting for Tamarind to provide additional information.

OLD BUSINESS:

- Adopt policy to require Board approval for any capital projects over \$10,000
 - Discussion: This topic has been tabled until the next meeting
- Security System Update: Refer to Property Manager's report above.
- Review and approve 'project' spending priorities, not to exceed budget (\$16,000)
 - An estimated \$4,428 will be allocated to new trash and recycle receptacles throughout the property.
 - An estimated \$5,500 - \$8,100 will be allocated to purchase and install 40 LED posts and walkway lights.
 - An estimated \$6,700 will be allocated to purchase and install security cameras and a recording device with details in the next meeting.
 - Replacing property signage is not approved at this time. Stenciling building locations on the entrance walls will be investigated.
 - Property-wide Wi-Fi: Ed Olson to investigate bundling Wi-Fi service with cable TV during 2022 contract negotiations with Comcast. Another condominium complex recently did this adding \$30 per unit.
- Consider "Request by the owner of Unit A532 to relocate their assigned parking space from the current location to the visitor spot adjacent to the parking spot currently assigned to Unit A531."
 - Discussion: This topic has been tabled until the next meeting.

NEW BUSINESS:

- Review and approve options for resurfacing Gulf-side stairways and landings
 - Discussion: Refer to the attached report on materials, suppliers, and next steps.

- Motion: A motion was made by Gerry Meiler to approve DecoCrete Services to apply polyaspartic coating to walkways, landings, and stairways on the gulf side buildings, pending final contract negotiations. It was seconded by Bob Waddell. The motion passed by unanimous vote.
- General Discussion regarding condo disaster in Surfside, FL:
 - Identifying and contacting residents in case of emergency:
 - The Communications Committee will pursue updating telephone and email information for all owners, identify building captains, and establishing a protocol for communicating to all people in residence. Sally Hetzel, D126 thought this was a good idea and could be used for other purposes such as welcoming new owners and checking in others.
 - We need to develop on-line forms for rental agreements and reservations. This could lead to a live database of renters and guest to better identify who is on the property in case of emergencies.
 - Conduct a 're-certification inspection' similar to Miami-Dade/Broward County
 - No action will be taken on this topic at this time

ASSOCIATION MEMBER FORUM:

- Scott Kivimaki A432: We should purchase a defibrillator for use in emergency situations.
- Church Gimbert B311: What is the status of our insurance coverage to our docks, seawalls, and beach stairs due to high winds, floods, and 'named' storms? Gerry Meiler to get clarification from our insurance broker and report next meeting.

ADJOURNMENT: Motion to adjourn was made by George DaSilva, and seconded by Rob Emo. Motion was passed unanimously. Meeting was adjourned at 11:01 a.m.

I approve and submit these meeting minutes,



Dave Laven, Secretary

Attached: Flooring Resurfacing Report 7-19-21 final.doc

Tamarind Gulf to Bay Condominiums
Gulf-Side Stairway and Landing Flooring Refinishing Project

Report to the Board of Directors

July 19, 2021

This document describes the efforts to date by the project team of Rob Austin, Tom Crichton, and Dave Laven to determine the best product and supplier to replace the floor coatings on all stairs, landings, and walkways on the Gulf-side buildings. The current floor coating is 15 years old and has several areas of cracking and chipping. Our goal is to identify the product and supplier that can remove the old floor coating, replace it with a new long-lasting coating, and provide repair services for the next several years. This work is planned to be completed in 2021 (subject to material and labor availability), with plans for the bay side areas to be completed in 2022.

The committee interviewed five suppliers, with three detailed walks of the Tamarind surface, and visits to several installations in the surrounding area.

MATERIALS:

The committee learned that there are only three products that meet our criteria of high slip resistance, high UV protection for long life, strong adhesion to the concrete substrate, and easy repairability in high-traffic areas such as step edges. We reviewed other paint-based coatings but decided they would not hold up to long-term wear. All of the suppliers we interviewed can install any of these products, although they have preferences. To properly install any of these materials, the current coating must be removed and ground to a smooth concrete sub-surface to ensure the best adhesion. After power washing, structural cracks are ground out and filled with epoxy. Some floor leveling can be done in problem drainage areas, but complete substrate leveling is cost-prohibitive. The wet products are then applied in a multi-step process with various dry times. After completion, the floor/wall joints are re-caulked.

- **Tinted Concrete/Acrylic Sealants:** This is the hard surface coating that we have now. It has worn well over the years except on exposed stairs that get heavy traffic. All repairs are currently done by the supplier. The existing interior walkways can be acetone washed, cracks/chips repaired, and resealed to get a few more years out of them. Exterior steps and landing must be totally redone. There are several places where the current coating is not adhering well to the concrete and moisture is trapped between the coating and the substrate. It also appears that we did not follow the manufacturer's recommendations of resealing the flooring every 4 years.
- **Epoxy/Polyurethane Floor Systems:** After preparation, a four-coat system is applied to the concrete floor. The bottom layer is urethane primer/adhesive, then epoxy resin, with the third layer made of embedded vinyl or quartz chips in two sizes and many color options, and finally a clear coat on top. The resulting surface has some expansion built in to resist damage and

chipping. Initial dry times are 1-2 days. The surface can be repaired easily by the installer or our maintenance staff. The expected life is 5-10 years, and the top clear coat should be reapplied after 4 years.

- Epoxy/Polyaspartic Floor Systems: A four-coat system similar to the Epoxy/Polyurethane floor system, the polyaspartic system claims to provide higher adhesion, higher UV stability, lower drying times, and longer life without re-coating. Vinyl or quartz chips can be embedded in a variety of colors and sizes. Initial dry time is less than 1 day. Warranty is for 10 years with no top re-coating. Repairs can be made by the supplier or our maintenance staff.

SUPPLIERS:

- A-1 Concrete Re-surfacing (Englewood): This small company (2-3 people) installed and repaired our current floor coatings. They gave our management a quote to resurface and maintain all flooring in early 2020. We cannot find the bid and the supplier is unwilling to provide another estimate until December 2021 as he is out of the area and is booked through next year. It has been difficult to get A-1 out to repair our current floor coatings, although it appears Tamarind did not maintain it properly over the years. Estimate: TBD
- Stirling Design (Englewood): This small company (2-5 people?) specializes in the Epoxy/Urethane system with embedded quartz chips. They recommend the quartz system as it is a hard, heavy duty coating suited for industrial floors. We did not visit any installations that had vertical surfaces or steps. We did note repairs with minor differences in color, also made only by the installer. Stirling has visited Tamarind several times in the past years, and gave management a proposal on 10/19/2020. However, he was too busy to meet with us and had no installation openings until sometime next year. He also does not do outdoor installations during the summer months. He chose to remove his proposal from consideration, but we may contact him later if needed. Estimate: \$9.39 per sq. ft.
- Artistic Illusions (Englewood): This small company (1-2 people) specializes in artistic outdoor landscape designs using a variety of paints and coatings. They also provide concrete staining and resurfacing. They recommend the epoxy/urethane system with vinyl chips but did not give us product details. The owner said he would research other products in the marketplace and get back to us. He also took measurements but has not returned with an estimate at this time. He indicated that he would be able to do some work this fall but to plan on a multi-year project. Rob has followed up with him via phone with no reply at this time. Estimate: TBD
- Spectrum Contracting, Inc. (Naples): This larger company does a variety of commercial concrete surfacing for retail stores, strip malls, condominiums, etc. They recommend the Epoxy/Urethane system with large vinyl chips. The Salesperson was very knowledgeable. The project team visited a condo installation larger than Tamarind in May and were very impressed with the workmanship and management comments. They sent a very detailed proposal and

breakdown of proposed materials and charges, and can work us into their schedule this summer or fall TBD. Estimate: \$15.00 per sq. ft.

- DecoCrete Services (Sarasota): This smallish company (5-6 people) recommends the Epoxy/Polyaspartic system with large vinyl chips due to its better wear, easier repair, longer warranty, and shorter dry time features. Repairs can be made by the installers or by our maintenance staff. We have not visited an installation, waiting on references. Although a smaller company, they have 11 years of experience and appear to be growing business. They are available to start late summer TBD. Estimate: \$5.81 per sq. ft.

SUMMARY:

- We believe that we have looked into most of the suppliers in the local area. We did not look for larger suppliers in Tampa or Fort Myers. Most bigger suppliers focus on finishing industrial flooring using heavy equipment. Our stairs and landings require lots of hand grinding. Except for Spectrum, this will be a big job for the others. We can expand the search or work with what we have – two firm bids with potentially one more.
- We considered a mixture of refurbishing the interior walkways and replacing stairs to save money. None of the suppliers recommended it as a good long-term solution.
- We think that either of the two epoxy coating systems with embedded vinyl chips are best for our stairways, better than embedded quartz or our current coating system.
- We learned that placing metal caps on the stairway edges will not improve wear but weaken the waterproof coating and create potential trip/safety hazard, so it is not recommended.
- We have lots of product information for most suppliers, still waiting to see Artistic Illusions proposal.
- We need to visit DecoCrete's installations.

RECOMMENDATIONS:

- Close out final action items and visits with DecoCrete
- Get a bid and material recommendations from Artistic Illusions
- Finalize contract negotiations with DecoCrete if no issues are discovered
- Determine budget feasibility and priority with other on-going projects