

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

November 18, 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 9:02 a.m., in the Tamarind Clubhouse and via Zoom/conference call.

DETERMINATION OF QUORUM: A quorum was established with the following board members present: Gerry Meiler, Rob Emo, Bob Waddell, Tom Crichton, Bud Tishkowski, and Dave Laven. Also attending was 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.

OFFICER'S REPORTS:

- Treasurer's Report: As of October 31, 2021:
 - Operating Balance ~ \$354,000
 - Reserve Balance ~ \$11,000
 - After another month of lower than budgeted costs for insurance and grounds maintenance, we are now about \$76,000 under budget on the Operating side after 10 months.
 - As of invoices received through November 14, 2021, once paid in full, we will have spent about \$910,000 from the Reserve account. This includes ~\$560,000 for roofing, ~\$243,000 for bump-outs, and ~\$54,000 for walkways and stairwells.
 - Loan: We made a second loan draw in November of ~\$229,000. The total for both draws taken is \$635,401 of the \$2,000,000 available. This brings the Reserve balance up to ~\$240,000 as of November 18, 2021.

- President's Report: Nothing to report that is not covered later in the meeting.

PROPERTY MANAGER REPORT:

- Roofing project is moving along well as a second crew is now working to complete the planned bay side buildings this year. Building E is starting this week.

- Wind mitigation forms have been completed for the re-roofed buildings and will be put on the Tamarind website so association members can request possible discounts on their personal insurance.
- Rock Electrical is progressing with new AC disconnect boxes and wiring behind the roofing and AC installation crews.
- Trash pick-up in the completed areas have been addressed.

COMMITTEE REPORTS:

- Projects Committee:
 - Tom Crichton said that materials for building new trash/recycle containers should be available sometime next week.
 - A new driveway cleaning project has been approved to help keep the project team busy in December.
- Landscape Committee:
 - Bud Tishkowski said replanting of some bushes on the bay side units have been completed.
 - Bud would like to purchase rubber mulch for the bay side units.
 - Bud and Ed will look into lawn weeds at the entrance of the D1 building.
- Architectural Review Committee (ARC):
 - D111: Gerry Meiler said that the request to extend their lanai two feet has been denied. The ARC approved their request to recoat their lanai with epoxy coating materials.
 - A112: Refer to old business.
 - The ARC plans to review future requests to ensure they strictly meet the Association guidelines.

OLD BUSINESS:

- Surveillance Cameras: Concerns were raised from association members regarding privacy, posting signs, and cameras monitoring the beach. The board will continue to research the best solution.
- Building Direction Signage: Dave Laven explained the mock-ups developed as requested at the last meeting. Response was positive so a project cost estimate will be presented at the next meeting.
- Tamarind Forms Automation Proposal:
 - Tom Crichton presented a proposal to develop on-line forms to replace the current paper-based forms for easier access and better information tracking. These on-line forms would be available on the Tamarind website along with long-term document record retention.

- Bud Tishkowski made a motion to approve the development of the forms automation project not to exceed \$2,500.00, with an annual maintenance fee of \$369.00. Rob Emo seconded the motion. The motion passed with a unanimous vote.
- Approve 2022 Budget Proposal:
 - Gerry Meiler presented the final proposed budget for approval. Bud Tishkowski made a motion to approve the budget, which was seconded by Bob Waddell.
 - Phil Cross, A213, requested an explanation of the maintenance fee increase which was answered by Gerry Meiler.
 - Doug DeYoung, B724, commented on the cable TV increase. Rob Emo explained that the increase was allocated through 'broadcast fees' and within our current contract. Our contract is up in 2022 and will be revisited at that time.
 - A vote to approve the budget was called by Gerry Meiler. The motion passed with a unanimous vote.
- A112 Architectural Variance Request:
 - Gerry Meiler said that the ARC request approved last meeting did not meet the Association rules as proposed installing a 'casement' window. Gerry Meiler made a motion to modify the ARC request to an approved sliding window of appropriate egress size and send it out to the membership for review. The motion was seconded by Bud Tishkowski.
 - A discussion occurred regarding the safety of a casement window in that area during an evacuation versus the additional rough opening size of the sliding window.
 - Gerry Meiler called for a vote on the motion. The motion passed with a unanimous vote.

NEW BUSINESS:

- There was no new business.

ASSOCIATION MEMBER FORUM:

- Linda Gunderson B722:
 - Wind mitigation forms did not reduce her individual condo insurance.
 - Puddling occurs on her new roof and under her reinstalled deck. West Coast roofing experts claim that the puddling is normal and will not cause leaks.
 - Construction tar on her deck boards needs to be cleaned.
 - Plants have been relocated in front of her building. The planting process was not completed correctly and she would like it to be fixed. Bud Tishkowski said that new mulch would be spread to refresh the area.
- Phil Cross A213: Kayak ID badges are fading in the sun and need to be replaced with another solution.

ADJOURNMENT: A motion to adjourn was made by Bob Waddell, and seconded by Tom Crichton. The motion was passed with a unanimous vote. The meeting was adjourned at 10:47 a.m.

I approve and submit these meeting minutes,

A handwritten signature in cursive script that reads "Dave Laven". The signature is written in black ink on a light green rectangular background.

Dave Laven, Secretary