

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

January 27, 2022 (FINAL 2/9/2022)

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. EST, in the Tamarind Clubhouse and via Zoom/conference call.

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

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.

READING AND APPROVAL OF THE MINUTES: Bud Tishkowski made a motion to waive the reading of the prior meeting minutes and publish them as written. The motion was seconded by Dave Laven. The motion was passed unanimously.

Welcome to Lisa Taylor, Sunstate Management Group, who will be assisting Ed managing the property.

OFFICER'S REPORTS:

- **Treasurer's Report:** As of December 31, 2021:
 - Operating Balance: \$448,355
 - Reserve Balance: \$(204,600)
 - The reserve balance was negative at the end of the year because our third loan draw for \$224,965 was taken on January 11, 2022, rather than at the end of December. As of January 11, 2022 the reserve balance was positive.
 - We finished 2021 with a \$90,237 surplus in the Operating account. This was due in large part to lower than budgeted costs for insurance and grounds.
 - Reserve Spending since January 2021:
 - As of invoices received through mid- January 2022, once paid in full, we will have spent about \$1,376,000 from the Reserve account since January 2021. This includes ~\$943,000 for roofing, ~\$311,000 for bump-outs, and ~\$68,000 for walkways and stairwells.
 - Loan:
 - We made a third loan draw in January of ~\$225,000 and have a fourth draw planned for \$167,000 this week to cover the most recent roofing and bump-out

invoices. The total for all four draws, once taken, will be ~\$1,027,000 of the \$2,000,000 available. By taking draws on an as needed basis, we kept our 2021 interest cost to about \$7,200 (about \$50 per owner).

- **President's Report:**
 - The re-roofing project on the bay-side units has been completed for the season. All planned units have been completed with some punch list items remaining.
 - Recent storms have caused leaks in some of the bay buildings that appear to be stucco and caulking issues. Eight units still need to be fixed.
 - Much of the roofing materials needed to start the gulf-side buildings have been pre-purchased to save on costs and availability.
 - Gulf-side roofing materials will begin staging on property on April 1, 2022 with construction beginning April 17, 2022.
 - The building construction sequence has not yet been determined but the plan is to start with a building with the most vacancies.
 - The plan is to complete the gulf-side units by July 1, 2022 or earlier if possible.
 - An A/C unit inspection is scheduled to be completed by Abbott Air next week. Each gulf-side owner will receive a report on the condition of their unit, and any upgrades needed to reinstall their unit after roof replacement.
 - Some owners are receiving insurance savings due to recent roof replacement with window replacements. Building-specific wind mitigation forms are available on the website.
 - A reminder to the board that the operating surplus for 2021 (\$90,237) will remain in the operating account to boost its balance, rather than usual annual transfer into the Reserves account.

PROPERTY MANAGER REPORT: No report at this time.

COMMITTEE REPORTS:

- **Communications Committee:** Joyce Meiler, A535, said that she has been successful in getting all but 7 owners to agree to receive Tamarind communication by email! Big thanks to Joyce! Gerry Meiler said that going forward, all non-essential communication from Tamarind, including construction updates and quarterly newsletters, will be emailed only, except for those 7 people. This should result in considerable mailing expense savings.
- **Architectural Review Committee:** There are no new requests at this time.
- **Projects Committee:**
 - Huge thank you to Tom and Marg Crichton, and Gerry Meiler for their assistance completing all four trash and recycle enclosures. Special thanks to Joyce Meiler for her cleanup efforts and purchasing the identification stickers, and Rob Austin

for purchasing the extra cans and lids and several others for lending their guidance, support, and muscle. Savings vs purchasing is approximately \$1,700.

- Thanks to Bud for taking the initiative to remove some small trees and plantings that were dead and needed removal and replacement. Plantings will continue after roof and bump-out construction completion.
 - Tom would like to recognize the efforts of Kit Koehler for cleaning out the sand from the shower basins. Kit is not an official project team member but took it upon himself to make the effort to pitch in.
 - Instead of paying someone to hang and remove holiday lights, a volunteer team of Tom and Marg Crichton, Gerry and Joyce Meiler, Liz and John Hebda, Tracy Calderone, Bob Wyse, Liz Mason, Steffanie Laven, Phil and Connie Cross, and Scott Kivimaki accomplished the task. Several new strands were purchased replacing non-working strands. Additional older strands need replacing for next season. Donations are happily accepted for this non-budgeted expense.
 - The Projects Committee is compiling a list of priorities for 2022.
- **Landscape Committee:**
 - Bud Tishkowski is retiring from the Landscape Committee after many years of service. Big thanks to Bud for his on-going efforts, volunteer hours, and dedication to Tamarind! Bud has developed a list of recommended shrub replacements to be installed after roofing has been completed.
 - **Stairwell/Walkway Resurfacing Project:**
 - All of the gulf-side buildings have been completed. Walkways on the D-building were completed in December. The remainder of the walkways will be resurfaced beginning in May, 2022. The Board has received good feedback from most residents on the new surface.
 - Discussion: Melissa, Unit? is considering using Decocrete Services to resurface her lanai and wondered if the board was satisfied with their performance. Dave Laven answered that our only concerns were scheduling-related and endorsed their product and workmanship.

OLD BUSINESS:

- **Surveillance Cameras:** The board is working to resolve installation questions to understand the total cost of the project. This topic is tabled until the next meeting.
 - Discussion: Liz Mason, Unit D123, asked if we currently had surveillance cameras on our property. Gerry Meiler said that we do not have any at this time.
- **Building Direction Signage:** Gerry Meiler proposed the development of a sign committee that would investigate and return a proposal to the board on a comprehensive sign package for the whole property. All thought it was a good idea.

- Tamarind Office Systems Automation: Unit Rental Application Process and Work Order Systems are being developed, targeted for demonstration in mid-February. Boat, Kayak and Bike reservation automation to follow.

NEW BUSINESS:

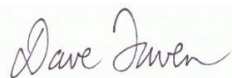
- Kayak and Bike Storage: The board is moving forward building a kayak reservation system. In the interim, when all storage slots are occupied, owners will be directed to store their kayaks and bikes in their units. Bike storage on the gulf-side will be moved to the bay-side in May, 2022 to accommodate the roofing project.
- Schedule PCS to Meet with Owners: PCS wants to present an explanation of insurance issues relevant to Tamarind owners at the upcoming annual meeting. It was agreed that they could give a 15-minute presentation at the end of the annual meeting but before the Board Executive session.

ASSOCIATION MEMBER FORUM:

- Kit Koehler, A112: Concerned about overall signage strategy. Light by boat ramp needs to be fixed. Concerned about response time for responding to emails.
- Linda Gunderson, Unit B722: Our deck issues have not been resolved from the roofing project. Gerry Meiler said they will meet soon to address and resolve their issues.
- Glenn Stauffacher, Unit A334: The board needs to make it easier to remove bikes from the storage ramp on the gulf-side parking area. Gerry Meiler said he would look into it.
- Bryan Jones, Unit B824: The board needs to look at the parking spaces by the boat ramp. Big trucks are parking in the compact spots and it is difficult to launch a boat. Gerry Meiler said he would look in to it.

ADJOURNMENT: The next meeting is scheduled for February 24, 2022. A motion to adjourn was made by Bud Tishkowski, and seconded by George DaSilva. Motion was passed unanimously. Meeting was adjourned at 10:35 a.m.

I approve and submit these meeting minutes,



Dave Laven, Secretary