

# **Tamarind Gulf and Bay Condominium Association, Inc.**

## **Minutes from Board of Directors Meeting**

**March 24, 2022 (FINAL 4/04/22)**

**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. 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, Doug DeYoung, and Tom Crichton. Board Members attending via Zoom/conference call were Dave Laven and Bob Waddell. George DaSilva was excused. Also attending was Lisa Taylor of Sunstate Management Group, Inc.

**CONFIRMATION OF NOTICE AND POSTING:** Lisa Taylor confirmed that the meeting notice was properly posted in accordance with Tamarind Gulf and Bay Condominium Association documents and Florida Statute 720.

**APPROVAL OF PRIOR MEETING MINUTES:** A motion to waive the reading of the minutes from the previous meeting and approve them as written was made by Rob Emo and seconded by Tom Crichton. The vote was passed with a unanimous vote.

### **OFFICER'S REPORTS:**

- Treasurer's Report:
  - As of February 28, 2022, the Operating Balance was \$252,882.28 and the Reserve Balance was \$97,741.19.
  - On the Operating side, we are about \$16,000 under budget through February. Most of that is expected due to lower than budgeted insurance costs for the first 6 months of the year and the planned \$3,000 per month retained earnings.
  - On the Reserve side we spent \$42,805 in February on the roofing and bump-out projects. Total Reserve spending through February is \$168,871.
  - Other than paying our monthly interest payment, there was no new loan activity. We shouldn't need to make another loan draw until we receive invoices for 2022 roofing work, likely in May.
  
- President's Report:
  - Thank you to Bud Tishkowski for 16 years on the Board of Directors.
  - Fire alarm testing in the A buildings will take place on Monday, March 28. Signs will be posted.
  - Doug DeYoung has volunteered to head the Landscape committee.

- Thanks to all the volunteers that participated on various Tamarind projects such as scraping grills, planting flowers, and spreading mulch. Thanks to Tom and Marg Crichton for coordinating the activities.

#### **PROPERTY MANAGER REPORT:**

- Lisa Taylor thanked all for welcoming her to Tamarind and working with her the past month. Gerry Meiler asked her to look into setting up an Amazon account to make it easier to purchase maintenance supplies.

#### **COMMITTEE REPORTS:**

- Architectural Review Committee:
  - Gerry Meiler said that a request was received from Unit A232 to replace their windows with new ones that meet Tamarind regulations. The request was approved.
  - Unit A232 also requested to add a retractable awning. The request was denied as nothing is allowed to be attached to the exterior of a Tamarind building.
- Landscape Committee:
  - Doug DeYoung announced that Bud Tishkowski, Linda Gunderson, and Phil Cross are now members of the Landscape Committee. Jan Berghoff has resigned.
  - The committee met at earlier this month to establish a mission and guidelines:
    - The mission of the Landscape Committee is to augment and enhance the overall beautification of Tamarind landscape and appearance.
    - Planting schemes will be done to augment existing and thriving plantings. Schemes will be developed around physical attributes of the property first and buildings secondarily. This will ensure consistency of appearance throughout the property and from building to building. Attributes for consideration include exposure to salt, wind, shade, sun, seasonal flowering, appropriate sizing, and directional exposure. This may include a mix of annuals and perennials.
    - Budget issues: Team was under the assumption that \$5,000 was budgeted for mulch and plantings for 2022. This was confirmed by Rob Emo. So far in 2022, approximately \$2,400 has been spent on mulch (\$1,750) and plants. Linda will turn in receipts to Rob for reimbursement.
    - Three meetings have been completed with walkarounds and workdays as well. Thanks to Linda and Scott Gunderson, Bud Tishkowski, Scott and Lynn Kivimaki, and Doug De Young for their help on the March 22 work day.
    - Plants in some cases had to be moved to better locations based on sun or shade. Other plants were tagged for removal because they were

basically dead or not salvageable. 34 plants were purchased and planted around the bayside complex starting with the north and moving south.

- There must be a tight association with the landscape contractor to ensure we are partnering with them on fertilization and irrigation. Getting plants established will take time, good watering, and fertilizer. Phil Cross is our liaison to the landscape contractor.
  - The committee would like the board to restate to owners in the next newsletter that no planting on Tamarind property should be done by condo owners outside of the purview of the Landscape Committee.
  - On March 29, 2022, the team will next assess the need for plant removal, movement, and purchase for the rest of the bayside grounds. This work will likely be done in the Fall. They will also make our first walkaround on the gulf side. This will help establish a potential budget proposal for 2023, after roof construction completion on the gulf-side to proceed with plantings there.
- Projects Committee:
    - Tom Crichton thanked Bryan Jones for scraping and repainting the barbeque grills, and to all others that have participated in projects last month.
    - A list of requested projects has been developed and will continue to be addressed this Spring.
  - Communications Committee: Nothing to report.
  - Sign Committee: A committee has not yet been established. Nothing to report.

#### **OLD BUSINESS:**

- Re-Roofing: The project will restart on the gulf-side buildings on April 18, 2022, beginning with building B5 and continuing with the other B buildings. Materials will begin to be staged on April 1, 2022. Communication regarding A/C unit status has been sent to all gulf-side owners. The goal is to have the project completed by July 1, 2022. Scott Kivimaki will post notifications in each building as appropriate.
- Bump-outs: Repairs and replacement of bump-out sections will commence after May 1, 2022. All bump-outs will be completed by the end of the year.
- Stairway/Walkway Resurfacing: Decocrete Services will commence on May 1, 2022, starting with the B8 building. Communications will be posted as residents are impacted.

## **NEW BUSINESS:**

- **Reservation System:** Tom Crichton said that the prototype system was tested last week. Some messaging needs enhancements but the demonstration system is functional. Once changes have been made and existing data loaded, a kick-off will be planned in 6-8 weeks. A link to the Tamarind website will be developed – Lisa Taylor will follow up. Communication to local rental agencies will take place when the system is ready for implementation.
- **Surveillance cameras:** This project is on hold until more information is gathered for board review.
- **Sidewalk Lighting:** New lights have been installed on the bay-side walkways. Gulf-side walkway lights will not be installed until the roofing and bump-out projects have been completed to avoid damage.
- **Kayak Reservations:** Gerry Meiler presented a draft policy but it cannot be approved until two-week advance written notification has been sent to all owners. This is targeted for October to save mailing costs. Nine kayaks are currently not registered. No additional storage racks will be built until all kayaks are registered. If no storage space is available, owners must keep kayaks in their own unit.
- **Appoint Landscape Committee Members:** A motion to appoint Doug DeYoung as Landscape Committee Chairman was made by Rob Emo and Seconded by Doug DeYoung. The motion was passed by unanimous vote. A motion to appoint Bud Tishkowski, Scott and Linda Gunderson, and Phil Cross to the Landscape committee was made by Dave Laven and Seconded by Tom Crichton. The motion was passed unanimously.
- **Collections:** A motion to start collection procedures on the owners of unit A425 was made by Tom Crichton and seconded by Rob Emo. The motion was passed by unanimous vote.
- **Bike Storage Racks:** Doug DeYoung made a request to purchase additional bike storage racks. Gerry Meiler said that another attempt to identify and remove abandoned/unused bikes will be done soon, after which the board can determine if additional bike racks are needed.
- **Waste Containers:** The waste container outside the clubhouse bathrooms has been moved into the pool area and repurposed to collect recyclables. A request was made to replace the waste container as it is convenient for bay-side residents. A discussion took place regarding the pros and cons of replacing the container. The topic was tabled until the next board meeting.
- **Propane Grills:** A request was made at the last meeting to replace common area charcoal grills with propane gas grills. A discussion took place regarding the pros and cons of purchasing and maintaining propane grills. A motion to not purchase propane grills was made by Tom Crichton and seconded by Rob Emo. The motion was passed by unanimous vote.

- Elevator Ashtrays: Doug DeYoung proposed that we eliminate ashtrays located by A building elevators as they are an eyesore. Gerry Meiler will investigate if there are elevator code requirements. The topic was tabled until next meeting.
- Beach Chair Storage: Doug DeYoung said several owners leave chairs in shared hallways. Gerry Meiler said this is not allowed due to fire exit and trip hazards. Owners should file complaints with Sunstate Management to address.
- Beach Replenishment: Doug DeYoung said that several owners are wondering when the next beach replenishment is planned. Gerry Meiler said that we are on a 'hot list' under observation at this time but there are no immediate plans to replenish the beach sand.
- Water Aerobics: Doug DeYoung said that owners asked if a schedule could be posted by the mailboxes. Gerry Meiler said that it would not be a problem if an owner wants to take responsibility of maintaining it.
- Handling Owner Complaints: Doug DeYoung asked if it is the board's responsibility to address complaints made between owners to mitigate solutions. Gerry Meiler said that it is Sunstate Management's responsibility to handle all complaints.

#### **ASSOCIATION MEMBER FORUM:**

- Tony Fornetti D114 thanked the board for all of the improvements made to his building and asked how renters who go through VRBO can get access to a summary of the most important Tamarind rules and regulations. Gerry Meiler said that the Communications Committee would work on such a packet as it has been proposed before and make it available on the Tamarind website and Facebook pages when completed. It will be up to owners to provide renters with the information packet when completed.

**INSURANCE PRESENTATION:** Brown and Brown Insurance presented a review of Tamarind's current policies with suggestion on how to improve coverages.

**ADJOURNMENT:** A motion to adjourn was made by Rob Emo and seconded by Tom Crichton. The motion was passed by unanimous vote. The meeting was adjourned at 12:07 p.m.

I approve and submit these meeting minutes,



Dave Laven, Secretary