

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

April 28, 2022 (FINAL 5/17/2022)

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

DETERMINATION OF QUORUM: A quorum was established with the following board members present: Gerry Meiler, George DaSilva, Tom Crichton, Rob Emo, and Bob Waddell. Board Members attending via Zoom/conference call were Doug DeYoung and Dave Laven. 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.

READING AND APPROVAL OF MEETING MINUTES: A motion to waive the reading of the prior meeting minutes and approve them as written was made by Rob Emo and seconded by Bob Waddell. The motion was passed unanimously.

OFFICER'S REPORTS:

- **Treasurer's Report:** As of March 31, 2022:
 - Operating Balance: \$229,346.09
 - Reserve Balance: \$91,019.69
 - On the Operating side, we are about \$20,500 under budget through March. 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 \$6,722 in March for caulking repairs, roof inspections, and loan interest. Total Reserve spending through March is \$175,593.
 - 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:**
 - Gerry Meiler said that the South Manasota Sandpiper Key Association continues to be very active in working with Charlotte County public improvements on Manasota Key and has been closely monitoring the beach renourishment project. He urged all association members to join their organization to stay

informed of on-going project status. Gerry said that the current beach frontage was still within the plan, and no further renourishment is planned at this time. A survey will be conducted in June with results to follow in August, 2022.

- Tamarind was notified by the State and County that elevator safety requirements are planned to be updated in 2023. More information to follow.
- Gerry reminded all owners that patio furniture and personal property needs to be put inside their unit prior to departure.

PROPERTY MANAGER REPORT:

- Lisa Taylor said that they are continuing to identify the owners of kayaks stored on the property racks to determine if owners are in residence and registered.
- Lisa said that we have been contacted by Admiral Villas to paint the wall that separates our properties on their side.

COMMITTEE REPORTS:

- Architectural Review Committee: Nothing to report
- Projects Committee:
 - Perimeter wall painting on west side adjacent to Admiralty Condo Association: We requested cost sharing options with Admiralty but they declined. West Side prep and paint quoted at \$3,000.
 - Filled varmint holes around foundations – Thanks to Anthony Fornetti!
 - No other new projects to be reported or currently on the list for the summer season.
- Communications Committee: Joyce Meiler said that she plans to stencil building directions on the walls coming into the property. Recycling compliance continues to improve.
- Landscape Committee: Doug DeYoung said:
 - On April 5th, Phil Cross met with our landscape contractors to address sprinkler repair and maintenance.
 - Thanks to the board for posting a message in the last newsletter asking owners to not plant anything without working with the Landscape Committee.
 - On April 29th, the committee assessed the Bay side property and estimated that 81 plants (est. \$1,860) are needed to complete the project. The project is approved as funds have been allocated in the 2022 budget. Big thanks to Linda Gunderson!
 - The Gulf side property will be addressed in the 2023 budget (est. \$1,570).
 - Doug DeYoung made a motion to add Anthony Fornetti as a member of the Landscape Committee. The motion was seconded by Tom Crichton. The vote was passed unanimously.
- Sign Committee: Nothing to report.

OLD BUSINESS:

- Projects Update:
 - Roofing: Building B5 will be completed this week. Building B3 will begin the following week, followed by Building B4. Abbott Air has completed the survey of all Gulf side units and is working with those owners that need AC repair or replacement.
 - Walkway resurfacing: Start date is 5/2/22 on building B8. Assume 1 week per building. 3-4 days of grinding and 1 day of coating. Grinding – noisy, dusty but access will not be restricted. Coating – no access to stairs and landing for approximately 6-8 hours. Notices posting today for B8. Working counter-clockwise around bayside courtyard. B8, E1, B7, A5, B6, C1, A4, and the Clubhouse.
 - Tamarind office systems automation: Test system has been demonstrated and tested. Changes and fixes have been completed. Production system is live. Next Steps:
 - Complete historic rental data load and user set up
 - Follow up discussion with VRBO
 - Demonstration and user training (Directors, rental agencies, and Sunstate Management)
 - Communication to owners and registration.
 - Insurance update and agent of record:
 - Gerry Meiler, Bob Waddell, and Rob Emo have reviewed three companies doing business in Florida for the best rates and coverages for our Association. They recommend that we stay with our current provider (PCS) but make some policy changes learned during the review process.
 - Windstorm insurance is expected to increase 8% next year.
 - Doug DeYoung made a motion to keep PCS as our Agent of Record for the upcoming 12-month period. It was seconded by George DaSilva. The motion was passed unanimously.
 - Dog waste containers: Tom Crichton researched a pet waste container to be placed in a secluded area adjacent to the D1 building, to be emptied on a weekly basis by volunteers or our maintenance personnel. A discussion took place regarding the need and the best way to maintain it. Tom Crichton made a motion to implement the waste container solution to be maintained by maintenance personnel. The motion was seconded by Doug DeYoung. The motion was passed with 5 votes for and one vote against.
 - Elevator Ashtrays: Gerry Meiler said that there are no Florida or insurance regulations requiring the placement of ashtrays by the elevator entrances. Doug DeYoung made a motion to remove all of the ashtrays in all A buildings. It was seconded by Rob Emo. The motion was passed unanimously.

NEW BUSINESS:

- Collection Proceedings on Unit A514:
 - Owners of Unit A514 are delinquent in paying their quarterly dues in accordance with association guidelines.
 - A motion was made by Rob Emo to begin collection proceedings. It was seconded by Bob Waddell. The motion was passed unanimously.
- Bike and kayak storage when not in residence:
 - The current association rules are that kayaks must be removed from association storage racks when owners are not in residence and stored in their units or other location. After discussion, it was agreed to keep the rules in force. It is the owner's responsibility to communicate to renters to remove the kayaks from the storage racks upon their departure.

ASSOCIATION MEMBER FORUM:

- Dave Smith Unit A532: Dave proposed that the association upgrades or changes the dock lights so they are all consistently bright, and consider adding lights on the bike racks. He also proposed that the association relax the parking rules in the off- season (April 15 through December 15) so that owners can park in visitor spaces closer to their units.
- Kit Koehler Unit A112: Kit requested that the sprinkler timers be adjusted to go on earlier so residents don't get wet in the morning. He said that trash in recycle bins continues to be a problem. He requested that the landscape contractor be more careful when blowing off the parking lot as vehicles continue to get covered in debris. He requested that sand erosion is still a big problem that needs to be addressed. He volunteered to help paint the wall next to Admiralty villas. Kit received thanks from the board for cleaning out the shower drains several times during the past few months.

ADJOURNMENT: A motion to adjourn was made by George DaSilva, and seconded by Bob Waddell. The motion was passed unanimously. The meeting was adjourned at 11:08 a.m.

I approve and submit these meeting minutes,



Dave Laven, Secretary