

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

May 26, 2022 (FINAL 06/13/22)

Approved 6-23-2022

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

CALL TO ORDER: President Gerry Meiler called the meeting to order at 9:02 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: Gerry Meiler, Bob Waddell, and Dave Laven. Board Members attending via Zoom/conference call were Rob Emo, George DaSilva, Tom Crichton, and Doug DeYoung. 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.

OFFICER'S REPORTS:

- **Treasurer's Report:** As of April 30, 2022:
 - Operating Balance \$266,609.52
 - Reserve Balance \$166,278.94
 - On the Operating side, we are about \$30,000 under budget through April. 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 \$3,667 in April for stucco repairs and loan interest. Total Reserve spending through April is \$179,260.
 - Up to Today's Date Reserve Spending: We've spent \$112,996.80 on Reserve projects (roofing and walkways projects) so far in May, so as of today (May 26, 2022) our Reserve balance is \$53,282.14.
 - Reserve Loan Update: Other than paying our monthly interest payment, there was no new loan activity. We will most likely be making another loan draw once we receive our next West Coast roofing invoice.

- **President's Report:**
 - Florida legislation is voting to pass a regulation requiring some apartment buildings to be structurally inspected periodically. This would affect our 3-story buildings. More information to be discussed next meeting.

PROPERTY MANAGER REPORT:

- Lisa Taylor is working with Comcast on the scope of our renewal this November. They are looking at various service level options and hope to improve our terms. Gerry Meiler and Rob Emo are participating board members.
- Tamarind received our annual water report from the Englewood Water District. Everything looks good.

COMMITTEE REPORTS:

- Architectural Review Committee:
 - Unit A435 requested to convert sliding doors on upper level to swing-out doors to improve access to their deck. This was denied as there are no other swing-out doors on the property and we do not want to set a precedent for future requests.
 - Unit A532 requested to add two fixed windows above their lanai like other units in other A buildings. Gerry Meiler and Rob Austin found the original blueprints of the A5 building and determined that they were specified but never installed so Gerry recommends that the board approves the request. Bob Waddell made a motion to approve the installation of two windows matching the original blueprints and other A buildings. The motion was seconded by George DaSilva. The motion was passed by unanimous vote.
- Landscape Committee: Doug DeYoung said there was nothing to report.
- Projects Committee: Tom Crichton said there was nothing to report.
- Communications Committee: Joyce Meiler said that she stenciled prototype directional signage on one bayside entrance wall and is looking for resident feedback prior to the next meeting. She also purged the clubhouse library and lost and found collection. Purged books will be donated to the Englewood library. Thanks to Joyce for her efforts!

OLD BUSINESS:

- Roofing Project:
 - Gerry Meiler said that work on the Gulf side B buildings began in April and should be completed by June 1, 2022, ahead of schedule. Work on the A1, A2, and A3 roofs will begin the following day with completion date TBD.
- Bump-out Project: Gerry Meiler said that work on the A1, A2, and E1 buildings will begin in mid-June with completion date TBD.
- Walkway Resurfacing project:
 - Dave Laven said that all walkways and stairs on the Bay side buildings have been completed except for the A-4 building and Clubhouse areas. These areas will be coated today.
 - Final clean-up to the B-6, C-1, A-4, A-5, and clubhouse will be completed next week. Punchlist items for minor repairs should also be completed next week.
 - Thanks to Tom Crichton for his involvement in the contract / invoice approval process and working with Decocrete on their cost overruns and work performance.
 - Several owners have requested to have their lanais recoated to match the walkways. They must contact Decocrete directly for an estimate and submit an Architectural Change request to the ARC for approval prior to beginning work. There are no restrictions on surface coatings on lanais if building codes are followed.

- Office Systems Automation Update:
 - Agents, Sunstate Associates, and owners with top direct rental volume have been trained as users. They represent nearly 80% of all rental volume recorded over the past 2 years. Agents will begin entering future rental applications this week as training.
 - Watch for email notifications from Tamarind Gulf and Bay on your inbox and junk mail.
 - Email notifications application is being re-written by the developers as the current content is not comprehensive.
 - Additional owner training to come. System training content is being developed and will be posted on the Tamarind Gulf and Bay website soon.
 - Sally Hetzel D126 asked if the system will allow rentals less than two weeks. Tom Crichton said that our process does not allow for rentals less than two weeks and blocks overlapping rental dates.
 - Dave Smith A532 complimented Tom and the development team on their work, and encouraged all owners to use the system to notify the office of all visitors, including family visitors, in case of emergencies, etc.
 - Lynne Kivimaki A432 complimented Tom and the development team on their efforts.
 - Scott Kivimaki A432 encouraged all owners to notify the office and complete the rental application for all visitors including family and friends.
 - George DaSilva asked: “Does the Board have the right to deny a certain rental, if justified, whatever the reason?” Gerry Meiler replied that this is correct, the Board can reject any rental application ‘with cause,’ based on our documented rules. The new system does not automatically reject applications. The Office Representative has a list of what units are not current on their HOA payments. It is the responsibility of the Office Representative to check and approve or reject the application, and escalate any other outstanding issues or rules violations to the Board of Directors as needed.

- Painting the Admiralty Villas wall:
 - The wall was last painted in 2014. We plan to repaint the entire wall in 2024. A motion to repair concrete, power wash, and paint the bay side area below grade this year was made by Bob Waddell and seconded by Rob Emo. The motion was passed by unanimous vote.
- Elevator code upgrades required: The Florida DPBR informed the association of necessary upgrades to our elevator controls by the end of 2023. The association can make interim repairs and delay major repairs at a cost of \$6,921 per elevator for a total of \$34,605. A motion was made by Tom Crichton to upgrade the elevator controls and seconded by George DaSilva. The motion was passed by unanimous vote.
- Surveillance cameras: No progress has been made on this topic since the last meeting.
- Insurance update: Federated National Insurance company has cancelled many insurance policies in Florida, affecting some of our owners. PCS has agreed to insure all owners with other insurance providers upon request. Lisa Taylor said she would put the flood insurance declaration requirements and PCS contact information on our website to assist owners in finding replacement coverage. PCS contact is Doug Ibarra at pcsins.com or 813-868-1010.

- Bike and Kayak storage when not in residence: Eight bicycles owned by owners not in residence have been identified, including three bikes owned by one owner. They will be asked to remove them from the storage racks. Two kayaks owned by owners not in residence have been identified. They will be asked to remove them from the storage racks. Thanks to all association members that have complied with our policy.
- Elevator ashtrays: Ashtrays have been removed from all A buildings. They are available by the dumpster if anyone wants one.

NEW BUSINESS:

- Collection proceedings B523:
 - Rob Emo made a motion to initiate the collection process of owners of unit B523 in accordance with association by-laws. The motion was seconded by Tom Crichton. The motion was approved by unanimous vote.
- Relaxed summer parking rules:
 - A motion was made by George DaSilva to allow owners to park in other spaces than their own during non-season periods. There was no second to the motion so a vote was not conducted.
- Dock and Bike Lights:
 - Gerry Meiler said that this topic is best addressed by the owner completing and submitting a work order.

ASSOCIATION MEMBER FORUM:

- Kit Koehler A112 asked for clarification of how the ARC approved the installation of windows on the A532 unit. Gerry Meiler answered his questions.
- Melissa Wynn A525 asked the board to talk to the Landscapers to stop blowing debris on her vehicle. She also appreciated the efforts of Gerry Meiler to help with her insurance questions and helping her move in.

ADJOURNMENT: Motion to adjourn was made by George DaSilva and seconded by Bob Waddell. The motion was passed with a unanimous vote. The meeting was adjourned at 10:52 a.m. The next meeting is scheduled for June 23, 2022.

I approve and submit these meeting minutes,



Dave Laven, Secretary