

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

November 17, 2022 (FINAL 11/29/2022)

DRAFT

PURPOSE: This was a regularly scheduled board meeting to conduct Tamarind Association 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 and via zoom: Gerry Meiler, Tom Crichton, Rob Emo, Bob Waddell, George DaSilva, Doug DeYoung, and Dave Laven.

PROOF OF NOTICE: Colleen Fletcher, 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 MEETING MINUTES: A motion was made by Rob Emo to waive the minutes of the prior meeting and approve them as written. The motion was seconded by Tom Crichton. The motion was passed unanimously.

OFFICER'S REPORTS:

• **Treasurer's Report:**

- October, 2022 financial numbers are not yet completed due to the early meeting date.
- We completed our final loan draw totaling \$2 million dollars. We have begun our repayment of the loan at \$15,806.00 per month.
- We added a new expense account to handle Hurricane Ian damage expenses. As of November 3, 2022, we accumulated and spent over \$75,000 so far. We expect additional expenditures as damage to units is discovered and repaired. It is too early to discuss an assessment, but we may have a cash flow problem if we do not receive insurance money soon.

• **President's Report:** Gerry Meiler said: It is time to transition from disaster to recovery!

- Moisture and mold mitigation work has begun. All units will be inspected but it **will take time. As the newsletter stated "if you choose to hire another supplier and proceed without Association approval, you may be responsible for some or all of the costs incurred"**.

- Construction equipment and a dumpster will be located in the visitor parking area west of the shop. They will be there for most if not all of the high season, which will put an even higher premium on visitor parking spots. Also, household and yard waste **MUST NOT** be thrown in this dumpster. It is not emptied on a regular basis and these items provide a breeding ground for rats and other pests. Signs will be posted accordingly. The rest of the parking areas will be cleaned out in the next 2 weeks.
- We are waiting for final removal of damaged carports. Unit numbers will be painted on the pavement where carports were removed.
- Bicycle parking will remain at the current location and we will add another bike rack.
- Enforcement of bicycle and parking rules will start immediately:
 - All vehicles must have a **Tamarind parking sticker or valid visitor's tag**
 - All bicycles must be tagged and stored in the bike racks or in your unit -- they cannot be chained to a carport or stored in stairwells.
- Tamarind documents clearly state that each owner is responsible for the interior paint, flooring, and other interior finishes. The Association is responsible for the drywall on all exterior or load bearing walls. In the past, as a convenience to owners, the Association provided painting for minor repairs or water staining. Damage caused by Hurricane Ian runs the entire spectrum from very slight staining to complete removal and replacement. There is no way to draw a line **and the insurance companies certainly don't. The current situation provides an opportunity to take away past ambiguity and go forward as our legal documents dictate.** If there is interest in changing these documents, we can discuss it in a future meeting.
- **Our insurance report is supposedly waiting on the "desk" adjuster. Along with that, so is our emergency funding check. We have spent approximately \$100,000 on hurricane recovery so far and it won't be long before we start to experience a cash flow problem.** I am in contact with both the field adjuster team and the desk adjuster on an almost daily basis so hopefully we can resolve this sooner rather than later. I know everyone is anxious to move forward and we are going forward with repairs as quickly as we can so hopefully this will not be an issue that slows us down.
- Frontline environmental specialists are inspecting each unit identified with moisture issues, prioritized by those in residence and with extensive damage. They will instruct the demolition and recovery team to where to complete the

repairs. If you discover moisture problems or other damage and have not yet been contacted, please contact the Tamarind office and place a work order.

- Liz Mason, D123: Where are we on the list? Gerry said we are starting on the D building, then A4, A1, and A2.
- Kit Koehler, A112: Someone came to my unit and inspected my damage. What is the status? Gerry said wait for Frontline to contact you to complete the moisture inspection.
- Carol Brown, A121: I have been contacted but what should I tell my tenants arriving in January? Gerry said we do not have a timeline and will do our best to maximize resources by building. All units are considered tenantable but they could be messy with worker interruptions at any time.
- Dwight Heitman, A431: Where does the money to pay for the 3% deductible come from? Gerry said we will probably have an assessment to pay for our damages as our losses will not likely reach our deductible amounts, but it is too early to tell until all damages have been assessed. Each building has its own deductible amounts.
- Lynne Kivimaki, A432: Can we contract with more than one drywall installer to speed up the recovery process? Gerry said we are contracted with Creative Construction who has a dedicated drywall team to begin repairs as soon as they are identified by Frontline. We do not anticipate the need for additional drywall repair resources.

PROPERTY MANAGER'S REPORT: No report at this time.

COMMITTEE REPORTS:

- Architectural Review Committee: No report
- Projects Committee: Tom Crichton said: Thank you to Bryan Jones for replacing broken lights and other repairs.
- Communications Committee: Joyce Meiler said: Please review the latest eblast regarding Hurricane Ian Update #7. If you did not receive it, please contact her to be added to the list.
- Landscape Committee: Doug DeYoung said:
 - While we want to emphasize that owners should not plant without the expressed written approval of the landscape committee, we also want to invite

those that wish to buy plants and plant them to contact the committee and share your plan. The committee will review the plan and respond quickly.

- There are a number of actions from our meeting yesterday, 11/16/22:
 - The committee will continue to get plants upright that were blown over by Ian. We have had help from the Tamarind community, and we thank you.
 - We also have debris in our flower beds around the complex. Between A2 and A3 buildings there are old shrubs that need to be removed. We would like your assistance with cleanup. An organized cleanup day will be identified soon. If you would like to help, please contact Doug De Young at dougmarie@charter.net.
 - As far as the budget goes, our plan is to continue to spend as little as possible (rope and stakes) to get plants upright. In 2023 hopefully we can get back to planting.
 - We propose that we sod over the places where palms existed in the grass wherever possible. Some of these palm stumps will need to be cut down further to allow this. We will need the electric chainsaw (\$275) approved earlier this year to do this. Gerry Meiler added that insurance may pay for stump removal.
 - Sprinklers around the complex will be checked by Rob Austin and Phil Cross. Some areas appear to be very dry. Truscapes has recently checked the system but needs to follow up on repairs.
 - Collette Sippel, A222 has inquired to become a member of the Landscape Committee.
 - Linda Gunderson, B722, said that stump grinders rent for \$250/day.
- Sunshine Committee (to be formed): An eblast will be sent to all owners requesting volunteers.
- Sign Committee (to be formed): An eblast will be sent to all owners requesting volunteers.

OLD BUSINESS:

- Projects Update: No update at this time.
- Vote on 2023 Proposed Budget:
 - A motion to approve the 2023 budget was made by Rob Emo. The motion was seconded by Dave Laven.

- Discussion: Gerry Meiler explained reserve funding and related depreciation methods. Dwight Heitman, A431, asked if monthly loan payments were being taken out of the Reserves account. Rob Emo said yes.
- The motion was approved unanimously.
- Changes to ARC Guidelines:
 - A motion was made by Rob Emo to amend Section 3.1, Paragraph A stating: *“Owners have the right to install a security camera that does not interfere with the reasonable, peaceful, and lawful use of the common elements. The location and direction of the camera must be situated so as to not intrude upon or interfere with any owner’s reasonable expectation of privacy. Any exterior installation would require approval from the Architectural Review Committee (ARC).”* The motion was seconded by Doug DeYoung. The motion was passed unanimously.

NEW BUSINESS: There was not new business to discuss.

MEMBERS DISCUSSION – OPEN FORUM:

- Kit Koehler, A112: How can I get a wind mitigation form for my building? Gerry said all building forms are completed and are being uploaded on the Tamarind website. Contact the office to get a copy if needed.
- Scott Kivimaki, A432: We need to purchase floor squeegees for every building to remove excess water after heavy rains.
- Bud Tishkowski, B513: The A3 building accumulates rainwater around the mailboxes after heavy rains and needs to be addressed.
- Nancy DiCiccio needs to be added to the eblast communications list.
- Gary Bettcher, A312: What is the status of the Comcast contract approval and implementation? Tom Crichton said he submitted our changes and approved the contract, and is waiting to receive the final contract from Comcast soon. Billing implementation is planned for February 1, 2023. Owners will only be billed for add-on services after that date, and will subsequently be contacted directly by Comcast to replace cable boxes and modems by appointment.
- Dave Smith, A532: I cancelled my Frontier contract and look forward to having all services bundled by Comcast. Please keep us informed of installation timing.
- Phil Cross, A213: I received a notice from Comcast that my billing has been suspended. Others received similar notices. These were due to Hurricane Ian and not related to our February service transition.
- Melisa Wynn, A525: Thanks to the board for doing a great job during and after Hurricane Ian. She acknowledged those owners having issues and asked them to try to be patient.

- John?, A513: FEMA is only picking up vegetative waste at this time. There are no updates on when non-vegetative waste will be removed.

NEXT REGULAR BOARD MEETING: December 22, 2022

ADJOURNMENT: A motion to adjourn was made by Doug DeYoung. It was seconded by George DaSilva. The motion passed unanimously. The meeting was adjourned at 10:13 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-colored background.

Dave Laven, Secretary