

Tamarind Gulf and Bay Condominium Association, Inc.
Minutes from Board of Directors Executive Meeting

August 24, 2023

APPROVED

PURPOSE: This was a 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 Liz Mason. David Altiero, Sunstate Management, was also present.

PROOF OF NOTICE: David Altiero, 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 Liz Mason to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Doug DeYoung. The motion was passed unanimously.

COMMITTEE REPORTS:

- Architectural Review Committee: Gerry Meiler said: No new news or requests. Liz Mason said she'd monitor new requests while Gerry is out in September.
- Projects Committee: Tom Crichton said: No new news.
- Communications Committee: Joyce Meiler said: No new Updates.
- Landscape Committee: Doug DeYoung said: No new updates.
- Sunshine Committee: Three cards sent to families.
- Sign Committee: The committee continues to recommend recycled plastic due to durability and lower cost. Issue: do we design now or wait until road expansion work has been done. Vendors still unwilling to visit with exception of Signarama. Committee suggests pausing continued planning until we know more information and vendors are willing to engage. Pricing with current vendor – Signarama is in the \$4000 range. Insurance claim was submitted based on a like for like environment.

OFFICER'S REPORTS:

Treasurer's Report – 08/24/2023

As of July 31, 2023

- Operating Balance \$650,230.43
- Reserve Balance \$216,241.90

July Operating

- Removing storm cleanup and repair expenses of \$21,788, we had an Operating deficit of \$21,997 in July. Most of this was due to increased insurance costs (\$9,024 over budget), a one-time charge for the January water main break repair (\$7,450) and the change to pay Reserve Loan interest (\$6,009) from the Operating account.

July Reserves

- On the Reserve side, we spent \$2,373 on a roof repair (to be reimbursed) and \$9,796 on the Reserve loan principal payment.

Reserve Loan

- Balance Owed \$1,913,241.30 (payment 9 of 162) = \$13,194.77 per owner
- In November 2022 we began 13.5 years of monthly payments of \$15,805.75. From 2023-2035 our annual payments will be \$189,669 or \$1308 per owner. Those numbers assume we make no additional principal payments. We can pay the loan off early with no penalty. Per our 2022 audit completed in May 2023, the loan interest payments are made from the Operating account, while principal payments are made from the Reserve account.

Storm Cleanup and Repairs Spending – Available Funds

- Including all invoices received through August 22, 2023 (not necessarily paid) we have \$454,827 in Hurricane related costs. This includes \$390,409 of building repairs, \$37,735 of cleanup costs, and \$26,683 of miscellaneous repairs (including fences), supplies, and services. We have approximately \$404,000 in insurance claim and special assessment money remaining to use for planned storm-related building and carport repairs.

Insurance Settlement Payments

- We submitted two supplemental claims last week for fence and sign repairs. We are tracking all building A4 invoices and plan to make a supplemental claim once all invoices are received.

Special Assessment

- **As of August 22, 2023, we've deposited \$571,350 of the \$580,000 total. We still have three owners who have not paid the full amount. Since we are past 90 days past due, we will be initiating the collections process for the special assessment.**

President's Report:

- File your insurance claim by Sept. 28. This is the last day to file for Hurricane Ian. Sent to all 68 unit owners on original report.
- Cancel September meeting due to travel of President, VP, and Treasurer.
- Budget Workshop – 1:00 Oct. 19
- November Board Meeting – move to Nov. 16 at 1:00 p.m.
- **Manager's apartment status: Repairs are almost complete.** Property ready to be listed for rent.
 - Discussed process to sell the managers apartment. Legal process would be burdensome at best. Tenants in common – requires 100 % of owners to agree to sale. Unknowns include legal process to change all documents and add the new apartment back into the Association **Manager's Apartment Complex** – repairs nearly complete. Will list property shortly requiring a minimum stay of six months and a day.
- Painting – Hurricane Ian took a bigger toll on painting and stucco than we anticipated. Will be recommending to move painting project forward at the budget meeting. Tom has a request for quote out. 5 contractors showing interest in the bid.
- Shout out to Adriel for helping us to consolidate computer/phone contracts saving us approximately \$9000/year.

PROPERTY MANAGER REPORT: David Altiero said: Sunstate is looking at new software that will help them track work orders better.

OLD BUSINESS:

- A1 Drain - ongoing
- Window Maintenance Standards – need to engage attorney now if we want a request to approve in the annual meeting in February. Option to hold off until a full documents review can be done and approved or do a rule change now and enforcement can come if the documents are amended.
- Hurricane Ian Update –
 - Down to last 14 units requiring repair outside of carports. Goal to have all complete before owner comes back or rental tenants are due.
 - Carports: Tom Crichton got quotes from three different contractors. Will seek guidance from our insurance agent on how to submit a supplemental claim.
 - Recommend moving forward with T&M Aluminum as they were the best price. Rob Emo made a motion to approve signing contract with T&M Aluminum to replace 2 carports subject to final approval of statement of work and terms and conditions. Liz Mason Seconded. Discussion ensued and there was a recommendation to amend the motion.

- Liz Mason motioned to approve the amended motion as follows:
Approve signing contract with T&M Aluminum to replace 29 carport spaces identified as Insurance carports 27 and 29 subject to final approval of the statement of work and terms and conditions by November 1. The motion was seconded by Tom Crichton and approved by the board.

NEW BUSINESS:

- Preliminary Reserve Study – not here, will be distributed to board members as soon as Gerry receives it. This will impact budget and audit process.
- Parking Update – would like to defer to an in-person meeting with a larger portion of the owners present.

MEMBERS DISCUSSION -- OPEN FORUM:

Sally Hetzel D126 – very concerned about renting out the apartment. Tracy Calderon has been **adamant that we have someone onsite when we have renters who don't follow the rules.** Suggestion was to rent to someone on the police force or someone who could get a lower rate. **Tom says the issue is that renters don't follow rules. Need to determine how to enforce the rules.**

Kit Kohler – A112 – Asked if we have done all we can to get as much money as we can from insurance relative to Hurricane Ian. Rob Emo said there is still more money with A4 and we will be submitting as we get more work complete. **Kit's next question concerned the manager's apartment:** If we sell it, would those funds go into reserve? A discussion ensued noting why it would not work to sell the apartment. His third question was regarding carports – we are replacing the carports that are completely gone. The new carports would be up to a different standard. The existing ones would look differently from the new ones. He asked if this would be a problem. Gerry Meiller said we control what we want to do with carports.

BUDGET WORKSHOP: 1:00 pm October 19

NEXT REGULAR BOARD MEETING: October 26, 2023 (September meeting is cancelled.)

ADJOURNMENT: Motion to adjourn was made by George DaSilva and seconded by Bob Waddell. The motion was passed unanimously. The meeting was adjourned at 00:00 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary