

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

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

**October 26, 2023**

**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, George DaSilva, Doug DeYoung, and Liz Mason. Bob Waddell was not in attendance. Lauren Wilson, Sunstate Management, was also present.

**PROOF OF NOTICE:** Lauren Wilson, 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 AUGUST 24 BOARD 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 Rob Emo. The motion was passed unanimously.

**READING AND APPROVAL OF THE October 19 BUDGET WORKSHOP MEETING MINUTES:** A motion was made by Doug DeYoung to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Liz Mason. The motion was passed unanimously.

### **COMMITTEE REPORTS:**

- **Architectural Review Committee:** Nothing new to report.
- **Projects Committee:** Tom Crichton said: Paint RPF will be discussed and noted below. Car Ports will be discussed.
- **Communications Committee:** Joyce Meiler said: We have a new tool which is a mailbox for communications that allows a mass email.
- **Landscape Committee:** Doug DeYoung said: Most team members will be back in November. They'll do a walk-around to see what needs to be done. Many of the tree beds on the bay side will need to be replaced. There are lots of dead plants at the road – may consider replacements depending on when the county may begin work on sidewalks. Heard sidewalks are slated for 2025. Mangroves will be trimmed Oct. 30.

Goal is to have mangroves cut to the rope line but, by law, they only can cut to a certain level.

- **Sunshine Committee: Marg** – 5 cards sent within the last few months.
- **Sign Committee: George** – Nothing to report.

**PROPERTY MANAGER REPORT:** Lauren Wilson said: Owners will be receiving two mailings regarding the annual meeting notice. As we have an election, owners will receive a 2<sup>nd</sup> mailing to vote for board members. Members will get a proposed budget mailing once approved and coupon books will come.

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

##### **Treasurer's Report – 10/26/2023**

As of September 30, 2023

- Operating Balance \$493,574.89
- Reserve Balance \$189,313.71

##### **September Operating**

Removing storm cleanup and repair expenses of \$16,396, we had an Operating deficit of \$8,821 in September. Most of this was due to increased insurance costs (\$9,024 over budget) and the change to pay Reserve Loan interest (\$6,009) from the Operating account.

##### **September Reserves**

On the Reserve side, we spent \$14,813 on roof repair, pool furniture, and the Reserve loan principal payment.

##### **Reserve Loan**

Balance Owed \$1,893,955 (payment 11 of 162) = \$13,061.75 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 October 23, 2023 (not necessarily paid) we have \$504,858 in Hurricane related costs. This includes \$426,112 of building repairs, \$37,735 of cleanup costs, \$26,683 of miscellaneous repairs (including fences, supplies and services), and \$14,328 of carport replacement costs. We have approximately \$345,252 in insurance claim and

special assessment money remaining to use for planned storm-related building and carport repairs.

We have a \$236k contract with T & M Aluminum to replace the four carports (36 parking spaces) that were either destroyed or not repairable. The contract does not include demolition costs for the two carports still in use.

### **Insurance Settlement Payments**

We are waiting for a response to the two supplemental claims sent in August 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 October 15, 2023, we've deposited \$576,000 of the \$580,000 total. We still have one owner who has not paid the full amount.

**President's Report:** Comments will be contained elsewhere in the agenda and noted below.

### **OLD BUSINESS:**

#### **Projects update**

- A1 drain – We need detailed quotes. Liz Mason volunteered to take ownership.
- Budget review and recommendation
  - Gerry reviewed the summary of the Budget Workshop.
    - Dave Lavin asked to consider tiered insurance pricing for the next budget – potentially increasing our deductible but lowering our monthly payment. Board agreed to review in the next cycle.
    - Al Zambito – A113 – Noted HOA dues will be increased \$900/quarter. He asked if there will be other increases. Gerry Meiler replied that there will be another assessment for Hurricane Ian.
- Motion to move Loan principal payments to Operating Budget – Rob Emo motioned. Liz Mason seconded. Motion carried unanimously.
- Window maintenance standards update - No immediate action
  - Survey Results: 83 of 145 units responded. 11 opposed to adopting standards, 72 were in favor of adopting standards
  - Carol Brown – A141 – noted she has 8 windows and 3 sliders. She asked the board to consider that not all owners have the same quantity of windows/doors, thus the same expense when upgrading them.
  - Katie Fredrickson – noted she has some windows that are stamped hurricane but doesn't know if they are still compliant. She asked how to find out if the

stamped ones will pass inspection. Gerry Meiler replied that standards have been upgraded, but anything that meets the 2001 standards will be acceptable.

- Don Fredrickson – asked if there is a pattern for windows. There was a specific list in the building blueprints. His unit is looking for replacements and would like recommendations if we have them.

#### **NEW BUSINESS:**

- **Painting and Stucco Project Discussion**
  - Last Full Paint Project – 2014, 7 year project life (2021). The association is overdue to update. Ian took additional toll.
  - Two consultants were engaged, seven contractors considered for RFP – four proposals were received.
  - Next Steps: review bids, choose finalists, negotiations, recommendation to BOD and Owners
  - Bids range from \$827K to \$1076K

#### **MEMBERS DISCUSSION -- OPEN FORUM:**

- Al Zambito – A113 - Drywallers are not cleaning up after themselves. The drywall dust hardens and it becomes harder to clean up. Gerry Meiler requests that owners fill out a work order online.
- Al Zambito – going into the A building, the bannister is being held together by pink caulking tape. Also would like update on outdoor shower to the beach. The current shower design is out of stock, will be replaced when it can be ordered. Gerry Meiler requests that owners fill out a work order online for issues like this. Tom Crichton said many railings are in the process of getting fixed.
- Dave Laven – Rob Austin is doing a great job trying to keep up with things. But he feels overall maintenance seems to be going down. Cleaning/maintenance is not up to par.
- Tom Crichton – Conservation Foundation of the Gulf Coast – asking for donations to raise \$800 for a land appraisal to help preserve nearby mangrove acreage rather than allow buildings to be built. Contact a Board member or SMSKA for additional information

**NEXT REGULAR BOARD MEETING:** November 16, 2023

**ADJOURNMENT:** Motion to adjourn was made by Doug DeYoung and seconded by Rob Emo. The motion was passed unanimously. The meeting was adjourned at 11:15 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary