

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

July 25, 2024

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, Frank Ferry, Rob Emo, Bob Waddell, George DaSilva, Doug DeYoung, and Liz Mason. 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 by Bob Waddell 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:** Frank Ferry: one request for warranty replacement windows in A121 – was approved.
- **Projects Committee:** George DaSilva: Nothing to report.
- **Communications Committee:** Joyce Meiler: No updates.
- **Landscape Committee:** Doug DeYoung: Trimming of mangroves is being done. Property looks good.
- **Sunshine Committee:** Liz Mason: One card sent.
- **Sign Committee:** Gerry Meiler: Waiting on quotation but design has been finalized.

OFFICER'S REPORTS:

Treasurer's Report: As of May 31, 2024

- Operating Balance \$511,324
- Reserve Balance \$372,746
- Reserve Spending through May \$63,828
- Reserve Loan Balance \$1,814,577 (payment 19 of 162) = \$12,514 per owner
- 2024 YTD Operating

- Removing all Ian related storm expenses, we have an Operating surplus of \$78,986 through May.

President's Report:

- Dryer cleaning has been completed.
- Mangroves have been trimmed.
- Insurance claim update- we continue to go back and forth with insurance.
- Reserve Study – attorney recommended putting whatever we decide to an owners vote concurrent with budget approval meeting.

Property Manager Report: Lauren Wilson: Updates continue to members' portal. Tamarind website remains the same.

OLD BUSINESS:

- Painting Project update – A2 building will start next week with power washing. Project going according to plan.
- Rules updates – tabled to next 14 day noticed meeting.
- B523 & E112 Broken window replacements – we have a quote. Motion to initiate window replacements in E112 & B523 beginning August 22 at the owners cost was made by George DaSilva, seconded by Bob Waddell. Motion carried unanimously.

NEW BUSINESS:

- Carport Update – Doug DeYoung – Contractor initiated the permit process; found the county regulates new carports must be 30 feet from the road or 10 feet from the property. Our carports do not meet these requirements. Our attorney is engaged with the county to get a variance. We will need to get a current survey. Then we will get an engineering drawing and concept plan. Lauren will help identify surveyors as that is the next step.

NEXT REGULAR BOARD MEETING: August 22, 2024

ADJOURNMENT: Motion to adjourn was made by Liz Mason and seconded by George DaSilva. The motion was passed unanimously. The meeting was adjourned at 9:47 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary