



Tamarind Gulf and Bay Condominium Association Inc.

Fall News Letter 2022

Dear Owner(s),

We hope this newsletter finds you happy and healthy! In addition to our usual construction update, we have new information on cable Internet and the upcoming budget workshop. For more information we also invite you to join us at our monthly Board meetings. Meeting notices, agendas and minutes of past meetings can be found at the Tamarind website (www.tamarindgulfbaycondo.com).

Association Fees – Due on or before October 1, 2022

Your quarterly maintenance fee of \$2300 is due on October 1st. New owners can find information about the various payment methods available on the Tamarind website. A \$50 late fee will be applied if your payment is received after October 10th.

The survey results are in! Tamarind will include cable Internet as part of your Association amenities

Thanks to the 90 owners who participated in our survey. Over 75% indicated they are in favor of adding cable Internet to our Association maintenance fees and the Board has voted to include Internet in our next Xfinity contract. Even though our quarterly fees will go up as a result of adding Internet capability, total out of pocket cost will be the same or lower for 83% of our owners. Concerns about connectivity, speed and customer service are being addressed as part of the ongoing negotiations. We are focused on the detailed transition plan to make the crossover as seamless as possible for everybody. Final details of the new contract will be reviewed at the September 22 Board meeting.

Construction updates – On budget and on schedule!

The majority of the roofing and bump-out projects are complete. Finishing touches including painting and gutters are all that remain. We expect all work to be complete by the end of September barring any major weather events. Along with the resurfacing of the stairs and landings, replacement of the walkway landscape lighting and project committee work, we will have completed more than \$2.45 million of improvements and repairs over the past 18 months. Many thanks to all of the owners, Board members, contractors and Sunstate employees that helped make these projects a success. Most of all please be sure to thank Rob Austin for his planning, coordination and leadership during those very busy times.

Budget Workshop scheduled for October 20th

The Board will hold the annual budget workshop on Thursday October 20th at 9AM in the clubhouse and via Zoom. The Treasurer will review our estimated year-end expenses and propose the 2023 operating budget. The 2022 Reserve Study update will be reviewed and proposed project spending plans for 2023 will also be finalized.

Hoping to see you soon!

Time flies and Christmas will be here before you know it. Enjoy your Thanksgiving no matter where you are and we are all looking forward to seeing you back at Tamarind soon.

Tamarind Board of Directors



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