



Tamarind Gulf and Bay Condominium Association Inc.

Fall Newsletter 2023

September 19, 2023

Dear Owner(s):

We hope you have enjoyed your summer and are looking forward to seeing everyone again soon. Hurricane Ian recovery is still first and foremost on the agenda at Tamarind. Except for carports, we expect to have all repairs completed before the start of “busy season”. Hurricane Idalia brushed by with high winds and a significant storm surge, but Tamarind did not sustain any significant damage and it appears that we may have even gained some sand on the beach. Please continue reading for important details regarding future Board meetings and the budget. We welcome your comments and look forward to your participation at a future Board meeting.

Association Fees – Due on or before October 1, 2023

The quarterly fee is \$2450 and is due on or before October 1st. You can find information on the various payment methods available on the Tamarind website <https://www.tamarindgulfandbaycondo.com> A \$50 late fee will be applied if your payment is received after October 10th.

Apartment for Rent!

The “Manager’s apartment” located above the Clubhouse has been painted and the floors replaced. We are looking for a new tenant so if you know of anyone, please have them contact David Altiero at Sunstate (941-870-4920) or a Board member for additional details. The apartment is a 2-bedroom, 2-bath with all utilities including water, electric, cable tv and internet. We would prefer either an annual lease or greater than 6 months but will consider alternatives.

Board Meetings Schedule Updates

The September Board meeting scheduled for September 28 has been canceled. A budget workshop is planned for Thursday October 19 at 1PM. You can either attend in person or join us by Zoom. The November Board meeting to approve the 2024 budget has been rescheduled for Thursday November 16 at 1 PM to accommodate the Thanksgiving Holiday.

Budget Workshop – Thursday October 19 at 1 PM

You won’t want to miss this (and it is not good news)! Important discussions to take place this year include a 50% increase in wind insurance premiums, accounting changes regarding the loan repayment and the impact of the 2024 Reserve Study. Expect discussion around a potential special assessment to pay for these changes along with a second hurricane repair special assessment. The workshop is your opportunity to be heard!

New Window & Slider Standards - Please respond to our informal survey

Approximately 2 weeks ago, you should have received an email from the Communications Committee using the email jngmeiler@comcast.net. This is a nonbinding survey to gauge overall sentiment. Our attorney has recommended changing our “Declaration of Condominium” which requires an ownership vote to implement this rule change. The objective of the survey is to judge support prior to an ownership vote and if there is sufficient support, we will implement a temporary change to the



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Architectural Guidelines ahead of that vote. The rule change would give owners as much advance notice as possible, especially for anyone contemplating a window upgrade. The proposed change would read:

“In order to properly protect Association property, the installation of impact resistant windows, sliding glass doors and/or shutters meeting 2001 Florida Building code requirements or better is mandatory effective December 31, 2025. In the event of replacement or repair for any reason prior to 12/31/2025, new windows and sliding glass doors must comply with or exceed the then current applicable state and county building codes.”

Personal Items

Per Hurricane Guidelines, it is your responsibility to “Remove any possible projectile [including but not limited to all outdoor furniture, decorations, planters, etc.] from patios, lanais and roof decks when a hurricane or tropical force winds are forecasted.” In addition, the Tamarind Rules and Regulations state that “bicycle and kayak racks are available for use only while in residence and not for storage”. All personal belongings must be stored inside your unit when you or a tenant are not in residence. A small team of employees and volunteers worked very hard to secure Tamarind’s assets and we were very lucky that Hurricane Idalia did not cause more damage as result of flying debris. Twenty-four units were observed to have violated these requirements and we cannot let this condition continue. To protect the Association’s assets in the future, we will contract to have those items removed and stored in your unit and bill that cost back to you. No, we don’t want your money. Tamarind will not profit from the funds collected, but rather it will pay fair wages to the people covering the owner’s responsibility. The board would much prefer that you observe the rules and do your part for the good of the community.

Wishing you safe travels!

We wish you safe travels and best wishes for the fall season. See you all again soon!

Tamarind Board of Directors



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