



# Tamarind Gulf and Bay Condominium Association Inc.

## Election Notice and Winter News Letter 2022

**Fellow Owners,**

### **Association Fees – Due on or before January 1, 2023**

By now all owners should have received their 2023 payment book at their official address on file. Please note that association fees for 2023 have increased by \$150/quarter but now include internet, cable tv and all equipment rentals. The new fee is \$2450/quarter and is due on or before January 1<sup>st</sup>. You can find additional information on the various payment methods available on the Tamarind website. A \$50 late fee will be applied if your payment is received after January 10<sup>th</sup>.

### **2023 Election – Scheduled for the Annual Members meeting Thursday February 23, 2022**

Three Board positions currently held by incumbents Dave Laven, Gerry Meiler, and Tom Crichton are up for re-election. Anyone interested in running for the Board must submit a Notice of Intent along with a short biography no later than January 13<sup>th</sup>. A copy of the notice of intent is enclosed. Please consider having your voice heard and volunteering your time and energy to your Tamarind community.

### **Committee Members Needed – not enough time to be on the Board? Help out on a committee instead**

Contributions made by the Project and Landscape committees have been invaluable. Many hands make light work and both of these teams would greatly appreciate any time you can spare! We have been asked to form a Sunshine committee to help our Tamarind family express congratulations, sympathy or concern in the event of illness, bereavement or other milestone events. Also, Hurricane Ian made sure we have a need for a Sign committee who will be responsible for the branding and replacement of our 4 entrance signs. Please consider helping us out and volunteer for one of these committees!

### **Important Calendar Updates – December Board meeting cancelled**

To maximize Christmas time with our families and having no critical business, the Board meeting scheduled for December 22 is cancelled. Board meetings for 2023 will continue to be scheduled for the 4<sup>th</sup> Thursday of every month at 9AM in person in the Clubhouse or via Zoom. Meeting notices will continue to be posted and emailed with call-in details provided by Monday prior to the meeting or earlier as required.

### **Hurricane Ian Update – please be patient – it will be months before we are back to “normal”**

We continue to move forward with all phases of restoration. Our first priority is ensuring that all of our buildings are “watertight”. If you believe your unit continues to have water intrusion issues please notify the office or Sunstate immediately. The hurricane hit before the roofing project and gutter installation was completed. This work has resumed and gutter installation is expected to be complete by the end of the year. The majority of roof repairs have been completed – in addition to the 2 roof sections that were completely destroyed, we sustained an additional \$18,000 of wind blown debris damage. Repair and water intrusion/mitigation efforts are on going. Eight units have been completed with another 3 in progress. A total of 41 units have been identified, prioritized and the owners notified. If you have not been contacted and you believe your unit requires repair or mitigation please complete a work order so that your unit can be added to the list.

Beyond work on individual units, other major efforts include identifying suppliers and obtaining quotes for the long list of remaining work. This list includes carport repair and replacement, fence replacement,



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stump removal, grounds lighting replacement and repair and others. As an example of the challenge ahead of us, we have not found a contractor that will even supply us a quote to repair the carport roofs until April of 2023. Finding resources is a challenge and repairs will take longer than we plan or hope. Please be patient.

Lastly, the restoration work will be ongoing for months. Construction equipment and a dumpster will be located in the visitor parking area west of the shop. They will be there for most if not all of the high season, which will put an even higher premium on visitor parking spots. Household and yard waste MUST NOT be thrown in this dumpster. It is not emptied on a regular basis and these items provide a breeding ground for rats and other pests. Signs have been posted accordingly. We are waiting for final removal of damaged carports. Unit numbers will be painted on the pavement where carports were removed. Again, owners and renters must park in their assigned space. Bicycle parking will remain at the current location and we will add another bike rack. Enforcement of bicycle and parking rules has begun. All vehicles must have a Tamarind parking sticker or valid visitor's tag. All bicycles must be tagged and stored in the bike racks or in your unit. They cannot be chained to a carport or stored in stairwells. Your help in following the rules will ease the burdens that Hurricane Ian has forced on us.

### **Xfinity Update**

The new contract with Xfinity has been signed at a slightly better rate than originally negotiated and will be effective February 1<sup>st</sup>. For those that use Xfinity as their internet provider currently, the transition should be seamless. The only change should be that your Xfinity bill should only include those extra services that you currently subscribe to. On or around February 1 we will all receive a letter asking us to schedule a visit by an Xfinity tech to install any new equipment that your particular installation might require. We are currently discussing the best method for converting those of us that use an alternate ISP and we hope to provide additional details soon. This change should provide a total cost advantage to over 90% of our owners.

### **Happy Holidays!**

While this letter is not brimming with good cheer, we would ask that you stop and give thanks for all that we have. Tamarind has good bones; we have fared better than most of our neighbors. As you have heard us say before, put on your sunglasses and flip-flops and enjoy our little piece of paradise! Have a wonderful Holiday season and we look forward to seeing you soon!

Tamarind Board of Directors



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**NOTICE OF INTENT TO BE A CANDIDATE  
FOR THE BOARD OF DIRECTORS  
OF TAMARIND GULF & BAY CONDOMINIUM ASSOCIATION, INC.**

I, (print name) \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors. I understand that I am responsible for the timely delivery of this Notice of Intent. I (circle one) am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

Unit No.: \_\_\_\_\_

Date: \_\_\_\_\_, 20\_\_ .                      SIGNATURE: \_\_\_\_\_

**PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:**

- I.     IN A CONDOMINIUM WITH MORE THAN 10 UNITS, IF YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME, UNLESS YOU OWN MORE THAN ONE UNIT OR UNLESS THERE ARE NOT ENOUGH ELIGIBLE CANDIDATES TO FILL THE VACANCIES ON THE BOARD AT THE TIME OF THE VACANCY;**
  
- II.    YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS STILL IN EFFECT ON SATURDAY, JANUARY 15, 2022;**
  
- III.   ON SATURDAY, JANUARY 15, 2022, YOU ARE DELINQUENT IN THE PAYMENT OF ANY REGULAR OR SPECIAL ASSESSMENT OWED TO THE ASSOCIATION;**
  
- IV.    YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR AT LEAST FIVE YEARS AS OF SATURDAY, JANUARY 15, 2022;**
  
- V.     YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING AS OF SATURDAY, JANUARY 15, 2022; AND/OR**
  
- VI.    YOU HAVE A CRIMINAL CHARGE PENDING INVOLVING FORGERY OF A BALLOT ENVELOPE OR VOTING CERTIFICATE USED IN A CONDOMINIUM ASSOCIATION ELECTION, THEFT OR EMBEZZLEMENT OF FUNDS OF A CONDOMINIUM ASSOCIATION, OR THE DESTRUCTION OF OR REFUSAL TO ALLOW INSPECTION OR COPYING OF AN OFFICIAL RECORD THAT IS ACCESSIBLE TO OWNERS IN FURTHERANCE OF ANY CRIME.**