

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Meeting

February 23, 2023 (DRAFT 3/1/2023)

PURPOSE: This was a scheduled meeting to elect board officers, vote on a Hurricane Ian special Assessment, and conduct other Tamarind business relevant to all Association members.

CALL TO ORDER: President Gerry Meiler called the meeting to order at 10:15 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 in the clubhouse: Gerry Meiler, Rob Emo, George DaSilva, Tom Crichton, Doug DeYoung, and Liz Mason. Bob Waddell, attended via zoom. Also attending was David Altiero, of Sunstate Management Group, in the clubhouse.

CONFIRMATION OF NOTICE AND POSTING: David Altiero, Sunstate Management Group, confirmed that the meeting notice was properly posted in accordance with Tamarind Gulf and Bay Condominium Association documents and Florida Statute 720.

NEW BUSINESS

a.) ELECTION OF BOARD MEMBERS: After properly calling for and closing nominations, the following Board members were unanimously elected as Officers of the Board of Directors as listed:

- a. Gerry Meiler - President
- b. Tom Crichton – Vice President
- c. Rob Emo – Treasurer
- d. Bob Waddell – Secretary
- e. Liz Mason – Assistant Secretary

b.) LEVY SPECIAL ASSESSMENT: The following motion was made by Rob Emo and seconded by George DaSilva.

**BOARD RESOLUTION FOR SPECIAL ASSESSMENT
TAMARIND GULF & BAY CONDOMINIUM ASSOCIATION, INC.**

BE IT HEREBY RESOLVED THAT:

1. The Board of Directors, in the exercise of its business judgment, and pursuant to the authority contained in Article XIV of the Amended and Restated Declaration of Condominium, and pursuant to the “emergency powers” authority contained within Section 718.1265(1)(l), Florida Statutes, determined that it is necessary to provide additional funds to pay for certain losses from Hurricane Ian which are in need of immediate repair/reconstruction.
2. The Board of Directors has determined that there will be insufficient anticipated insurance proceeds and available reserve funds to pay for the total anticipated costs of this immediate repair/reconstruction expense.
3. The above-referenced damage to the Condominium Property needing to be repaired/reconstructed and the estimated costs to take said action includes, but is not limited to, the following:

Estimated Expense Item Special Assessment	Estimated Cost
Hurricane Damage Remediation/Reconstruction Expenses (including drywall and insulation removal and reinstallation; roof repairs)	\$399,564.00
Carport Repairs	\$170,698.00
Carport Electrical Repairs and Removal	\$9,738.00
TOTAL	\$580,000.00

4. The Board deems a special assessment in the total amount of \$580,000, which equates to the amount of \$4,000 per Unit, to be necessary for the aforesaid purpose, specifically to fund the above-referenced expenses.
5. The above-described special assessment will payable in one (1) installment due by May 1, 2023.
6. The attached Notice of Special Assessment shall be sent to each Unit Owner forthwith.

THIS RESOLUTION WAS CONSIDERED AT A BOARD MEETING HELD ON February 23, 2023. THERE WERE 7 VOTES IN FAVOR AND 0 VOTES OPPOSED.

TAMARIND GULF & BAY CONDOMINIUM
ASSOCIATION, INC.

By: 
Gerald Meiler, President

Date: February 23, 2023

c.) **Stump Grinding:** A motion to allow the landscaping committee to rent a stump grinder for use by Scott Gundersen and Dave Munson was made by Doug DeYoung and seconded by George DaSilva. After discussion the motion was amended to be subject to approval by the Association's Insurance agent. The motion was passed unanimously.

ADJOURNMENT: The next meeting is scheduled for March 23,2023. A motion to adjourn was made by Tom Crichton and seconded by Doug DeYoung. The motion was passed unanimously. The meeting was adjourned at 10:40 am.

I approve and submit these meeting minutes,

Bob Waddell

Bob Waddell, Secretary