

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

April 18, 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, Doug DeYoung, Bob Waddell and Liz Mason. George DaSilva was absent. 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.

READING AND APPROVAL OF MEETING MINUTES: A motion was made by Rob Emo to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Frank Ferry. The motion was passed unanimously.

COMMITTEE REPORTS:

- Architectural Review Committee: Frank Ferry:
 - No new requests.
- Projects Committee: George DaSilva:
 - Thanks to the project committee and Jim Bennett in particular for cleaning out all of the carport gutters.
 - Carport number stenciling was completed on those carports destroyed by Ian. Also re-stenciled most visitor spots throughout complex.
 - Motion to add two new members team: Patricia and Church Gimbert B311 by Liz Mason. Second approved by Doug DeYoung. Motion approved.
- Communications Committee: Joyce Meiler:
 - Added video on recycling.
- Landscape Committee: Doug DeYoung:
 - Season over for volunteers. **Appreciate everyone's involvement.**

- Sunshine Committee: Liz Mason: No updates this month.
- Sign Committee: Gerry Meiler: Four vendors providing quotes. Pricing ranging \$7000 to \$10,300. Looking for designs to be returned. Discussion ensued.

OFFICER'S REPORTS:

Treasurer's Report:

As of March 31, 2024:

- Operating Balance \$507,473
- Reserve Balance \$309,297

Reserve Loan Balance \$1,834,562 (payment 17 of 162) = \$12,652 per owner

February Operating

Removing \$48,040 of storm expenses, we had an Operating surplus of \$19,145 in March. We expect to see monthly surpluses for the first six months of 2024 due to lower than budgeted insurance costs.

2024 YTD Operating

Removing \$101,516 of storm expenses, we have an Operating surplus of \$52,771 through March.

March Reserves

On the Reserve side, we spent a total of \$2,083 on a roof repair, and \$24,940 year to date.

Storm Cleanup and Repairs Spending – Available Funds

Including all invoices received through April 15, 2024 (not necessarily paid) we have \$672,166 in Hurricane related costs. This includes \$592,421 of building repairs, \$37,735 of cleanup costs, \$26,683 of miscellaneous repairs (including fences, supplies, and services), and \$15,328 of carport replacement costs. We have about \$188,000 in insurance claim and special assessment money remaining to use for planned storm-related building and carport repairs.

We have a \$236k contract with T & M Aluminum to replace the four carports (36 parking spaces) that were either destroyed or not repairable. The contract does not include demolition **costs for the two carports still in use. We've received 50% of the invoices** from our water / mold mitigation supplier.

Insurance Settlement Payments

We submitted supplemental claims for building A4 (\$105,091) and the clubhouse (\$21,173) and

President's Report:

- Communications Committee will send a survey regarding shuttle service to/from Manasota Key and parking on the Key
- Manasota Key has been approved for sand replacement from FEMA.

PROPERTY MANAGER REPORT: Lauren Wilson: Fire marshal will be doing an inspection soon. May be reporting and training requirements coming for board members.

OLD BUSINESS:

- A1 Drain Issue – Rob Austin improved the existing drain. A flood test was done, four hours later, it had drained. Large storms do cause flooding in two of the units. Next step is to consider getting a mobile storm shutter.
- Painting Project – Painters will be starting to stage April 18, power washing begins April 19. A tentative schedule has been posted and will be updated as we determine how long things take. Currently a five day/week project.
- Nominate and Approve members of the Landscape Committee
 - Motion to approve the following members to the landscape committee made by Doug DeYoung. Rob Emo seconded. Motion carries. Members include Ross Ament; Scott Gunderson; Phil Cross; Bud Tishkowski; Lynn Kivimaki; Scott Kivimaki; John Sippel; Dave and Marcia Munson; Marie De Young; Kelly Keller; Diane Emo; Scott and Bonnie Widmer; Jim Bennett; Art Valentine; Ron Deramo; Hank Zulaf.
- Rules Updates
 - Align pool rules to pool signs – dusk vs. dark vs. 9 pm
 - Discussion occurred. Agreement to align signs to say dawn to dusk given Florida statutes.
 - Kid friendly pool rules and designated family time discussion
 - Discussion on number and length of social guests

NEW BUSINESS:

- Two units with broken windows that have been that way over two months. It is owner responsibility to maintain the windows. Would like to insist owner replace them. Will vote at next meeting.
- Doug DeYoung – update on contractor for car ports. Contractor said he could not start until 2025. Emails and voicemails have been left. We have made a deposit and have a contract.

- Frank Ferry – regarding trash outside garbage disposal area. Charlotte County has a **rule that says furniture, etc, cannot be left outside dumpster area. It is the owners' responsibility to remove any trash, furniture, etc.**

NEXT REGULAR BOARD MEETING: May 23, 2024

ADJOURNMENT: Motion to adjourn was made by Liz Mason and seconded by Frank Ferry. The motion was passed unanimously. The meeting was adjourned at 10:13 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary