

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

May 23, 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, Bob Waddell, George DaSilva, Doug DeYoung, and Liz Mason. 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 Frank Ferry to waive the reading of the minutes of the prior meeting and approve them as written. The motion was seconded by Liz Mason. The motion was passed unanimously.

COMMITTEE REPORTS:

- Architectural Review Committee: Frank Ferry
 - Unit A-531 is requesting *interior floor and painting*. This request is within the Section 3 General Guidelines and Requirements and compliant with Sections 4.1, Section 7.1 and the contractor/owner work is governed by Section 4.3 Maintenance Requirements sub parts A, B & C. This request was approved.
 - Unit A-532 is requesting an alteration to the South Facing wall of the unit with regard to installing a window. This request is presented for review as it would require a rule change to Section 3.1 Building Exterior Alteration since this type of window placement is not of original condominium construction *COMMON ELEMENT* characteristics.
 - Liz Mason agreed to work with Dave Smith to understand the request in more detail.
- Projects Committee: George DaSilva: No updates this month.
- Communications Committee: Joyce Meiler: Sent out a survey to all owners regarding Charlotte county traffic and potential solutions sponsored by the Charlotte County Transportation department.

- Landscape Committee: Doug DeYoung: No updates this month.
- Sunshine Committee: Liz Mason: No requests this month.
- Sign Committee: Gerry Meiler: Update provided and preliminary concepts shared. Committee to provide a recommendation to the Board.

OFFICER'S REPORTS:

Treasurer's Report as of April 30, 2024:

- Operating Balance \$611,500
- Reserve Balance \$402,119
- Reserve Loan Balance \$1,824,680 (payment 18 of 162) = \$12,584 per owner

April Operating

Removing \$48,672 of storm expenses, we had an Operating surplus of \$17,633 in April. We expect to see monthly surpluses for the first six months of 2024 due to lower than budgeted insurance costs.

2024 YTD Operating

Removing \$150,188 of storm expenses, we have an Operating surplus of \$70,404 through April.

April Reserves

On the Reserve side, we spent a total of \$8,575 in April. This included roof repairs (found during annual inspection), replacing batteries for emergency elevator lowering units, a water heater for laundry, and screens and stainless-steel fasteners for the **gulf side painting project**. We've spent \$33,515 year to date in Reserves.

Storm Cleanup and Repairs Spending – Available Funds

Including all invoices received through May 21, 2024 (not necessarily paid) we have \$743,548 in Hurricane related costs. This includes \$663,803 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 \$165,000 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 80% 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 are waiting for a response from Frontline Insurance. Frontline Insurance has asked for more information, so we are in the process of responding to their request.

President's Report:

- Environmentally Sensitive Land Update
- Appraisal - State mandated 3 year appraisal has been received and reviewed. Tamarind's appraised value has increased by 23.75% to \$45,219,923.
- The 2025 Draft SIRS has been received and is being reviewed by the Board.
- No known timeline for beach sand re-nourishment – it is a 70 day process, so timing is difficult around sea turtle season, boat races and holidays.

PROPERTY MANAGER REPORT: Lauren Wilson: No updates this month.

OLD BUSINESS:

- A1 Drain – Rob Austin has made improvements to the existing drainage system improving the standing water situation. We will obtain a quote for a manual roll down storm shutter but no further work is anticipated at this time.
- Painting Project – Proceeding well. New timelines have been posted.
- Rules updates – tabled to next 14 day noticed meeting
- Carport update – Doug De Young gave an update on the planned build of carports at Tamarind this fall. Mark Calvert (TM Aluminum) and Rob Austin and Doug met 4/23/24. Overall the meeting went well. Mark indicated the work would begin in November of 2024.

NEW BUSINESS:

- Parking Violations - The Board will consider changes to the parking rules if there is sufficient interest in holding a workshop.

NEXT REGULAR BOARD MEETING: June 27, 2014

ADJOURNMENT: Motion to adjourn was made by Rob Emo and seconded by George DaSilva. The motion was passed unanimously. The meeting was adjourned at 10:20 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary