

Tamarind Gulf and Bay Condominium Association, Inc.

Minutes from Board of Directors Executive Meeting

June 27, 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, and Liz Mason. Doug DeYoung 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 Bob Waddell. The motion was passed unanimously.

COMMITTEE REPORTS:

- **Architectural Review Committee:** Frank Ferry:
 - B-521 Warranty Window Replacement - "Like for Like" - Approved
 - A request has not yet been submitted by the owner. However, a vendor submitted a quotation for A-131 Replacement Windows which meets Tamarind rules for frame, screen & door handle colors. Type and size of windows comply with original unit construction EXCEPT for three (3) specified LEFT Hinged windows, which do not meet the original construction type. Research of any previous Board or Association approval vote for these three windows is ongoing.
- **Projects Committee:** George DaSilva: Dock Roping Project – revetment has been done. Additional work for ropes, etc. will be scheduled for August. A new project will be to put extensions to our downspouts once painting project is done.
- **Communications Committee:** Joyce Meiler: No Updates
- **Landscape Committee:** Doug DeYoung: No Updates
- **Sunshine Committee:** Liz Mason: Cards were sent to two owners.

- **Sign Committee:** Gerry Meiler: Survey sent regarding sign design and colors.

OFFICER'S REPORTS:

- **Treasurer's Report:** Detailed delayed as Sunstate software upgrade has delayed the information.
- **President's Report:** The only outstanding invoices for storm damage other than carports will be two invoices for the last two units.
 - **Dryer Vents** – contract to have these cleaned is in process
 - **Car Ports** – Doug just got communication regarding a code issue. Any new car port must be 30 feet from the road and 10 feet from any property line. Our NW parking lot and NW lot along the road is adjacent to the road, so our supplier requests we apply for a variance.

PROPERTY MANAGER REPORT: Lauren Wilson: Everyone should have received a portal key. Most things will also be on the Tamarind website, but the new portal allows you to see payment information.

OLD BUSINESS:

Projects update:

- Storm shutter quote for A1.
 - Manual rolled down shutter is \$3000.
- Painting Project update
 - With rain, progress has slowed. Third building should be completed shortly then 3 of 6 will be done.
- Rules updates – tabled to next 14 day noticed meeting, likely November
- B523 & E112 Broken window replacements – quote to Lauren Wilson and she will contact owners.

NEW BUSINESS:

- Insurance update and down payment
 - Tamarind wind and general (non-flood) insurance increased 35.6% at our annual renewal. Much of this increase was a result of our Florida mandated 2024 appraisal. Our appraisal increased 23.7% which moved our insurable value to \$44 million. We budgeted for a larger increase in our 2024 budget, so our insurance costs will be slightly under budget this year.
 - 2024 Insurance Renewal – quoted two options – 3% or 5% deductible options. Changing to a 5% deductible will save \$64/quarter for the next 12 months.

- Rob Emo moved to approve the 5% deductible. Liz Mason seconded. Motion approved.
- SIRS and Audit review
 - Executive session to discuss how to minimize the impact of the pooling of reserves for SIRS and non-SIRS funds.

MEMBERS DISCUSSION -- OPEN FORUM: Discussion occurred.

NEXT REGULAR BOARD MEETING: July 25, 2024

ADJOURNMENT: Motion to adjourn was made by Bob Waddell, and seconded by Frank Ferry. The motion was passed unanimously. The meeting was adjourned at 10:43 a.m.

I approve and submit these meeting minutes,

Liz Mason, Secretary