

Tangerine Bay Club Association Inc.,

A Not-For-Profit Corporation

Minutes of The Closed Meeting of The Board of Directors Wednesday, February 16, 2022

A Scheduled Closed Meeting of the Board of Directors was held via the Zoom online platform on February 16, 2022.

The meeting was called to order at 3:04 pm by the President, Clare Villari.

A quorum was established. Board Members present: Clare Villari, Jim Curtis, Ed Moravitz, Jeff Spalter, Dave Van Ess, Mike Wells, and Karen Wiltsie. Michael Canacari, TBC General Manager, Lighthouse Property Management, also attended the meeting. Alan Tannenbaum and Jon Lemole, Partners of Tannenbaum Scro Lemole & Kleinberg, participated in the meeting.

Proof of notice was posted per Association Bylaws and Florida Statutes 718.

The Board discussed potential actions to be taken regarding unauthorized alterations by an owner to the common elements within that owner's unit, and obtained advice from Messrs. Tannenbaum and Lemole concerning the matters discussed.

The meeting was adjourned at 4:37 pm by Clare Villari.

Karen Wiltsie, Secretary, Tangerine Bay Club Association Inc. Board of Directors