

Tangerine Bay Club Association Inc.,

A Not-For-Profit Corporation

Minutes of The Closed Meeting of The Board of Directors

Tuesday, June 7, 2022

A Scheduled Closed Meeting of the Board of Directors was held via the Zoom online platform on June 7, 2022.

The meeting was called to order at 12:00 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 along with Chad McClenathen, General Counsel of the Association.

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, Lemole, and McClenathen concerning the matters discussed.

The meeting was adjourned at 1:30 pm by Clare Villari.

Jeff Spalter, Secretary, Tangerine Bay Club Association Inc. Board of Directors