

Tangerine Bay Club Association, Inc.
A Not-For-Profit Corporation

Minutes of the Board Meeting
May 24, 2023

A scheduled meeting of the Tangerine Bay Club Board was held via the Zoom platform on May 24, 2023.

The meeting was called to order at 2:34pm by Clare Villari.

A quorum was established. Board members present in the online meeting were Clare Villari, Karen Wiltsie, Andy Schaer, Jim Curtis, David Van Ess and Mike Wells.

Proof of notice was posted per Association By-laws and Florida Statutes 718

Board Actions:

1. Motion to approve the minutes of the April 28, 2023 Board meeting was made by Dave Van Ess and seconded by Karen Wiltsie. All were in favor, none were opposed. **Motion approved.**

2. Transition of Property Management Company: Clare Villari, President, gave a brief explanation of the history and services provided by Lighthouse Property Management, which commenced in 2011. In 2021, Lighthouse Property Management was purchased by a larger national property management company called RealManage. Since that acquisition, the quality and timeliness of services has deteriorated greatly. As a result, it has been determined that to best serve the Association's needs, we will appoint two separate companies: one to serve the accounting and financial requirements and another to address the human resource needs. Menchinger and Tyack, a local CPA firm, has been engaged to begin processing the Association's payables on 6/1/2023 and to prepare the Association's financial reports for the month of June. UpshiftHR, a Professional Employer Organization, has been retained to administer our human resource needs and will become the employer of record for tax purposes. Beginning in July, Michael Canacari and Jorge Allen will be employees of UpshiftHR. The effect of these changes is a net savings, as well as bringing our financial business back to local vendors.

MOTION: To ratify the Board's approval obtained by email during early May of the following actions:

- Termination of Lighthouse Property Management, effective June 30, 2023.
- Engagement of Menchinger & Tyack for Financial Services, effective with financial reports dated June 30, 2023.
- Engagement of UpshiftHR, for HR services, effective with the first payroll to be processed in July 2023.

Motion made by Jim Curtis and seconded by Dave Van Ess. All were in favor. Motion approved.

3. Legal Update:

-TBC v. Kasdin: Clare Villari, President, provided an update on the litigation of TBC v. Kasdin with a statement provided by outside counsel.

-Foreclosure, Unit #312, Building 360: Because owner has not been in contact for several years and there are outstanding quarterly fees, special assessments and remediations costs, this property was sent to foreclosure through the Sarasota Court system and is set to conclude May 31st. The Association can expect receipt of monies due, about \$90K, approximately 6 to 8 weeks following the sale.

4. GM Report: Michael Canacari, GM provided the following information:

- Roofing project has started.**
- Pickleball courts will be painted in July.**

-BBQ Replacements: Although the town of LBK is not enforcing replacement of approved barbeque grills, if TBC residents replace their grills, they will have to be replaced with those that the code allows. There are two models available – please contact GM Michael for information.

- Hurricane windows: GM Michael and Jorge will be making note of hurricane windows in each building in order to determine if that can positively affect our insurance expense.

-Virtual Guard: There are two companies in contention. Fully maintained cost is about \$4K start up + \$28,000, representing a significant savings to the bottom line.

-Alarm System in Units: Presently, the system cannot be upgraded for remote use by owners without significant cost.

-Wind Mitigation: TBC will engage a new company for wind mitigation certification of the completed roofs.

-New Reserve study to be completed in June.

5. Owner Comments:

-An owner commented that landscaping is not up to par and has concern for maintaining value of property. We have not fully recovered from damage from Hurricane Ian and, as there will be additional landscape damage from the roof repairs, we will wait until roof work is done before finishing the landscaping.

-An owner asked what the status is of storm shutter installation. Owners should contact Windshutters directly.

6. Motion to adjourn the meeting was made at 3:14pm by Dave Van Ess and seconded by Mike Wells. All were in favor. **Motion approved.**

Respectfully submitted,

Sue Moore
Secretary to the Board of Directors