

Tangerine Bay Club Association, Inc.

A Not-For-Profit Corporation

Minutes of the Board Meeting

June 21, 2023

A scheduled meeting of the Tangerine Bay Club Board was held via the Zoom platform on June 21, 2023.

The meeting was called to order at 2:09pm by Clare Villari.

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

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

Board Actions:

1. Motion to approve the minutes of the May 24, 2023 Budget Meeting was made by Karen Wiltsie and seconded by Dave Van Ess. All were in favor, none were opposed. **Motion approved.**

2. Motion to approve the minutes of the May 24, 2023 Board Meeting meeting was made by Karen Wiltsie and seconded by Andy Schaer. All were in favor, none were opposed. **Motion approved.**

3. Gate House: On June 8, owners were given information on a gatehouse remote guard service and associated costs and asked to review and opine. Thirty-nine owners responded and all were in favor of remote gate service. Clare Villari, President, began a discussion of the need to find a reasonably priced solution for gate access control for vendors, deliveries, contractors, and visitors. The discussion included estimated pricing of in-person staffing versus 24/7 virtual service. Currently, our cost (for employing live gate attendants 40 hours/week) is \$46,000. Michael Canacari, General Manager, said he visited three properties using remote gate service. The two companies that were used by the visited properties are Virtual Guard and Envera. Michael discussed differences between costs and responsiveness of company representatives. Both companies require a 30-day notice with cause and ability to remedy before cancellation.

A Board member inquired about ease of use and was told that the system is very user friendly. Guests can be admitted through the gate in several different ways which owners can set up using an app on their phones. Owners would have readers on their vehicles which would lift the gates when approaching the gate house. Whichever company is chosen would provide resident training and detailed written instructions for owners. An additional benefit to the virtual service is that each vehicle entering and leaving the premises will be recorded on a gate house camera.

Another question was asked regarding response to needed repairs and the answer was that both companies could respond quickly if repairs were necessary.

Owners were then invited to comment or ask questions. One owner had concern over how gates would operate in case of a power failure. Michael Canacari responded that when the power goes out, the gates go up automatically and stay up until power is restored. When questioned about needing a back-up generator, Michael Canacari said since electricity rarely goes out and the gates are already programmed to raise if that does occur, a generator for the gate house is not necessary and that surge suppression was built into the virtual gatehouse access system. Implementation of the system would be at the end of July.

Board members were asked their opinions on the two companies: Virtual Guard and Envera. After a brief discussion, and taking costs and responsiveness in consideration, there was a **Motion**: to approve a contract with Envera Solutions for installation of a remote gatehouse guard service at a one-time installation price of approximately \$21,000 (Reserve Fund capital expense) and a 36-month agreement for monthly service at an operating fee of \$2,100/month by Dave Van Ess and seconded by Karen Wiltsie. All were in favor, none were opposed. **Motion approved.**

4. Legal Update: Unit #312 in Building 360 was sold for \$700,001 on 05/31/2023 in a supervised foreclosure auction at the Sarasota Circuit Court. Tangerine Bay Club will receive about \$90,000 representing quarterly fees, special assessments and cost of necessary maintenance to the Unit and its garage paid for by the Association, about 6 weeks post-closing.

There were no questions from the Board or owners.

5. General Manager Report:

- Roofing project in progress. The underlayment phase of the fourth building should be done by end of week. Tiling will begin mid-July and follow the same building sequence.
- Air conditioning unit in cabana will be replaced. Expense is part of regular maintenance.
- Generators in common areas (excluding gate house) will be adjusted and converted so they can be used to some extent to provide power to Units during a prolonged storm power outage. Currently, our generators only power the common areas in a power outage.
- Waterfalls in pools are under repair for rusted pipes.
- Received wind mitigation certificates. This may reduce HO insurance costs for owners. Certificates for each building will be available on the website when roofing project is completed.
- For the May 1, 2024 insurance renewal, we will look into having the five Buildings with new 2023 roofs insured separately from the other five buildings.

There were no questions from the Board or owners.

Motion to adjourn the meeting was made at 2:50 pm by Karen Wiltsie and seconded by Dave Van Ess. All were in favor. **Motion approved.**

Respectfully submitted,

Sue Moore
Secretary to the Board of Director