

# Tangerine Bay Club Association, Inc.

A Not-For-Profit Corporation

Minutes of the Board Meeting

November 15, 2023

**A scheduled meeting of the Tangerine Bay Club Board** was held via the Zoom platform on November 15, 2023.

**The meeting was called to order** at 2:08 pm 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 October 25, 2023, Board Meeting was made by Karen Wiltsie and seconded by Dave Van Ess. All were in favor, none were opposed.

**Motion approved.**

- 2. New Pool Contract** – Because the previous pool service contractor has taken a new job, the TBC Board has received a pool contract from a pool service provider, Bird Pool Service. All Board members have received a copy of the contract for review. Per Michael Canacari General Manager, it was difficult to find a company willing to service our pool as there is lots of work to be done including:
  - a. Getting the pool chemically balanced and clean so that residents can use it.
  - b. Replacing the filtration system
  - c. Replacing the pumps

As an improvement, next summer the new equipment will be raised higher to protect it from saltwater damage during storms. The new pool equipment will be paid for out of the Reserve Fund at a total cost of, including clean-up from the last storm, somewhere between \$15,000 and \$18,000.

Karen Wiltsie asked if there were other pool service contractors that were willing to service our pool and Michael Canacari responded that there was one other choice that was materially more expensive. Karen also asked what services would be provided by Bird Pool Service and was the contract comparable to the prior service provider's contract. Michael Canacari answered that the new service has some, but no significant, perks over the last contract.

An owner inquired about the temperature of the pool. Michael Canacari said the pool maintenance company was scheduled to service the pool on Saturday if the new equipment arrives before then. While it is still relatively warm outside, once the heaters are repaired, the pool temperature should be at 84 degrees by Wednesday, November 22. There is a third pool heater on order. A follow-up question about the status of the hot tub was asked. At this time, because circulating pumps are not working, nobody should use

the hot tub. Hopefully, the hot tub will be working by end of day tomorrow, November 16. Another owner asked that the residents be informed as the progress of the pool and hot tub repairs.

**Motion** to approve the new pool service contract with Bird Pool Service was made by Dave Van Ess and seconded by Karen Wiltsie. All were in favor, none were opposed. **Motion approved.**

**3. General Manager's Report-**

a) Pickleball court resurfacing is complete. Additional landscaping needed in front of the courts will be done soon.

b) Other areas of the property will receive new landscaping.

c) One-half of the pool deck was power-washed. The other half will be power washed on Friday.

d) Fitness Room should be finished on Friday and open by the weekend.

e) Cabana floor will be installed next week.

f) Envera gatehouse equipment is still on track for being operational by early December.

g) Paintwork has been done on the first floor of many of the buildings.

h) Pool flower bins and pool fountains will be painted.

Karen Wiltsie asked about the virtual guard system and when will a town hall meeting, which will educate residents on how to use the system, be scheduled. GM Michael said that he has requested a meeting with Envera the first week of December but has not yet heard back from the company.

An owner asked what happens regarding the soffit replacements for those who are having storm shutters installed. GM Michael responded that each case will be determined individually based on the specifics of the installation. Another owner wanted to know when contractors' trucks will be gone from the main thoroughfares of TBC. Unfortunately, this is just part of off-season construction, which will be over in a few weeks.

**4. Motion** to adjourn the meeting was made at 2:30 pm by Dave Van Ess and seconded by Karen Wiltsie. All were in favor, none were opposed. **Motion approved.**

Respectfully submitted,  
Sue Moore  
Secretary to the Board of Directors