

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

Minutes of the Board Meeting
September 27, 2023

A scheduled meeting of the Tangerine Bay Club Board was held via the Zoom platform on September 27, 2023.

The meeting was called to order at 2:05pm by Clare Villari.

A quorum was established. Board members present in the online meeting were Clare Villari, Jim Curtis, Mike Wells, 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 June 21, 2023 Budget Meeting was made by Dave Van Ess and seconded by Karen Wiltsie. All were in favor, none were opposed. **Motion approved.**
2. **Motion** to approve the minutes of the June 21, 2023 Board Meeting was made by Jim Curtis and seconded by Mike Wells. All were in favor, none were opposed. **Motion approved.**
3. **Motion** to approve the minutes of the August 29, 2023 Emergency Board Meeting was made by Dave VanEss and seconded by Andy Schaer. All were in favor, none were opposed. **Motion approved.**
4. **Financial Report and Reserve Study.** Karen Wiltise, Treasurer, updated the Board on the transition from Lighthouse to Menchinger & Tyack. Currently, there are problems getting information from Lighthouse for the period January 2023 through May 2023 that result in classification errors on the financial statements. However, conversations with Menchinger and Tyack indicate that they are getting up to speed and that they will have accurate numbers before the Board begins working on the budget in October.

Financial statements are needed to determine reserve needs and once complete, the Reserve Study will comply with Florida condominium law requirements. In addition to aiding in the completion of the Reserve Study, the financial reports will also guide the Board in its investment decisions.

The 2023 Financial Statements will be audited, and the cost of the audit will be included in the 2024 budget, as that is when the audit will be performed.

A Board member inquired whether Lighthouse has forwarded all pertinent information to Menchinger and Tyack. Michael Cancari, GM, said that he has been able to recreate or find all information that was not provided by Lighthouse.

There were no more questions from the Board or owners.

5. **Motion** to approve proposed TBC Policies and Rules for Emotional Support and Service Animals. The Board received notification on Sept 15, 2023 from a new Owner that he has a large dog that is an Emotional Support Animal (ESA), seeking approval to bring the animal to live at TBC. The notification was accompanied by medical support from a licensed medical doctor. The Legal Committee explored this matter with outside General Counsel Cindy Hill who explained the Federal and State laws and regulations support approval of ESAs and Service Animals if supported by proper documentation from a medical professional. A draft TBC Emotional Support and Service Animals Policies and Rules was created and distributed to Board Members and all Owners prior to today's meeting. At the meeting, Clare explained that the proposed new Policies & Rules is not a change in TBC's existing Pet Policy. Federal and State laws specifically say that Emotional Support and Service Animals are not pets and therefore cannot be subject to existing pet policies. The treatment of requests for ESAs and Service Animals is governed by Federal and Florida Fair Housing Acts (FHA), the US Department of Housing & Urban Development (HUD), and the US Americans with Disabilities Act (ADA). Under these laws and regulations, ESAs can be excluded in public hotels, resorts, stores, theaters, etc, but must be permitted in housing.

Hearing no questions or comments from Board Members or Owners a Motion was made by Dave Van Ess and seconded by Karen Wiltsie to approve the proposed TBC Policies and Rules for Emotional Support and Service Animals. All Board Members voted in favor.

Motion approved.

6. **Legal Update:** TBC v. Kasdin - Next step is a Court mandated pre-trial Mediation to take place before December 1, 2023. If Mediation fails, we will go forward to trial which is on the Court's docket for mid-January 2024.

Unit Foreclosure - Auction proceeds of just under \$90K were received in August as reimbursement to the Association of back-quarterly fees, special assessments, maintenance costs for mold remediation in the Unit and its garage, and legal fees and costs incurred by the Association to settle this matter.

7. **General Manager Report:**

- The cabana suffered minor damage from Hurricane Idalia, primarily due to roof destruction. Repairs should be completed by late October.
- The roof on 360 building passed final inspection. Wind mitigation reports will be issued once inspections on all five buildings have been finished. Once inspections are completed, wind certificates will be emailed to owners and posted on the TBC website.
- The Envera gate system will be up and running by early December

- Pickleball court repairs will be finished by October 15.
- By the November 20, 2023 Board Meeting, Michael will have a report on the number of hurricane impact windows in the TBC complex.
- Replacement BBQ kitchens make and model can be obtained from Michael.
- Power washing is complete.

There were no questions from the Board or owners.

Motion to adjourn the meeting was made at 2:54pm 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