

Tangerine Bay Club Association, Inc.

A Not-For-Profit Corporation

Minutes of the Board Meeting

December 20, 2023

A scheduled meeting of the Tangerine Bay Club Board was held via the Zoom online platform on December 20, 2023.

The meeting was called to order at 2:06 P.M. by Clare Villari.

A quorum was established. Board members present in the online meeting were Clare Villari, Jim Curtis, Karen Wiltsie, Mike Wells, 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 November 15, 2023 Board 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 November 15, 2023 Board Meeting was made by Karen Wiltsie and seconded by Dave Van Ess. All were in favor, none were opposed. **Motion approved.**

3. **Legal Update:** The following statement was read by the Board President:

The parties participated in a full-day mediation on Friday, December 1, 2023. A mediator's report declaring an impasse was filed with the court on December 4, 2023. Since then, the parties have continued to negotiate and have reached an agreement in principle to resolve the litigation, the terms of which are confidential pending official Board action to ratify written settlement documents at a Special Meeting which will be Noticed to all Owners and held for that purpose.

Per Florida law and TBC's governing documents, once ratified by the Board, the written Settlement Agreement will become an official record of Tangerine Bay Club Association, Inc., available for inspection by TBC Owners only upon a written request in conformance with TBC Rules and Regulations.

No questions can be taken at this meeting based on the confidentiality of settlement negotiations. The Special Board Meeting will take place during the 1st week of January. Once the date and time is set, all Owners will receive advance Notice and I encourage you all to attend.

4. **General Manager's Report:**

- (a) **Cabana Repairs** – New tile floor is installed; drywall and insulation 3ft up from flooring was removed and replaced with concrete board to prevent the type of storm flooding that has recurred from continuing. Painting is planned for next week after which the Cabana community room will reopen.
- (b) **Pool** – New equipment and 3 heaters are installed and working. They were not damaged in the most recent unnamed storms. Pool will take a few days to warm up given the cool weather. A project will be initiated after winter season to raise the equipment and heaters off the ground to prevent damage from saltwater flooding in the future.
- (c) **Fitness Room – Reopened by appointment only using TBC's Amenity Scheduler.**
Guests only permitted to make appointments starting 3:00 P.M. to 6:00 A. M.
- (d) **Soffit Project** – Was delayed due to recent storms and delayed delivery of materials. The project will continue in the coming weeks after the materials arrive.
- (e) **Gatehouse Virtual Guard System by Envera** – The Town of LBK has been slow to process building permits due to staff shortages. The building permit for TBC's Gatehouse project was finally issued last Thursday. We are waiting for a new start date from Envera now that our building permit is effective.
- (f) **Landscape Repairs** – In recent unnamed storms 20 trees on the property broke and had to be removed; the un-sightliest planter boxes outside of Units are being replanted; the damage to the grass and concrete sidewalks caused by the lifts on property will be repaired after the soffit project is completed and Windshutters completes its installations of storm shutters for Owners.

5. **Owners' Questions & Comments:**

- (a) Comment on the need for better debris clean-up along the Bay shoreline. GM Michael said that clean-up is scheduled for every two weeks plus after a storm. He will keep an eye on this. Other debris such as paint cans and other construction debris alongside Buildings will be removed once the Association's contractors complete their work.
- (b) Question on the relationship between the placement of the new soffits and owners' storm shutters: GM Michael said that each Unit may need different placement depending on the Unit's floor level and the building structure. Windshutters figures that out at each installation. GM Michael does a review of the work to be sure that Windshutters has property capped electrical boxes and other such details. It is the Town of LBK who comes to officially inspect the storm shutters' installation and, if approved, closes out each Unit's building permit.

6. **Next Regular Board Meeting:** Wednesday, January 31, 2024, at 2:00 P.M.

7. **2024 Annual Membership Meeting:** Friday, March 22, 2024 at 1:00 P.M. with options to attend in-person at All Angels by the Sea Church on Bay Isles Road on LBK or on the Zoom online platform. Notice of the Annual Membership Meeting will go out in mid-January.

8. **Motion** to adjourn the meeting was made at 2:31 pm by Dave Van Ess and seconded by Karen Wiltsie. All were in favor, none were opposed. **Motion approved.** Respectfully submitted,

Clare Villari
President of the Board of Directors