

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

Minutes of the Board Meeting
January 31, 2024

A scheduled meeting of the Tangerine Bay Club Board was held via the Zoom online platform and in the Cabana on January 31, 2024.

The meeting was called to order at 2:04 P.M. by Clare Villari.

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

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

Board Actions:

1. **Motion** to approve the minutes of the December 20, 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 January 2, 2024 Special Board Meeting was made by Jim Curtis and seconded by Dave Van Ess. All were in favor, none were opposed. **Motion approved.**
3. **Reserve Fund Capital Spending Plan 2024-2028:** The discussion began with a review by Clare of what the Reserve Fund is, what a Reserve Study is, the requirements of the FL Building Safety Act of 2022, and what the TBC Reserve Fund Spending Plan is and how we use it to establish capital project priorities and Reserve Fund spending. Clare highlighted that the Reserve Spending Plan is a guide that evolves over the year as on-the-ground realities become known, such as assets that are in better-than-expected condition whose replacement can be deferred, assets that unexpectedly fail and need to be replaced sooner than originally planned, and unexpected storm recovery. Also highlighted was that, under FL 718 and TBC condo docs, the Reserve Fund can only be used for the *“maintenance, repair, and replacement”* of existing capital assets rather than to fund new assets or significant changes to existing assets.

Next, Karen explained the connection between the annual Operating Budget and the Reserve Fund Spending Plan and then focused on the Plan itself with highlights of the major capital projects anticipated in during 2024-2028: completion of the hip roof replacement, replacement of the Cabana roof, painting Units' lanai railings, painting and waterproofing all 10 Buildings, resurfacing the pool and hot tub, replacing the canvas awnings on the Buildings' 3rd floors, replacing the flat roofs of all 10 Buildings.

GM Michael followed with an explanation of the General Allowance categories of Building Restoration, Site Repairs, Landscape Repairs, and Contingency and gave examples of work in each category.

4. General Manager's Report: Michael highlighted the major property projects underway:

Landscape repair: Much-needed landscape repair due to damage by the lifts used for the roof and soffit projects and the installation of owners' storm shutters will follow at each Building as that Building's roof, soffit, and storm shutter work is completed.

Gatehouse: After a lengthy delay at the Town's Building Department to grant Envera a building permit, the project got underway in mid-January. The new system is now expected to be operational by Feb 20. Training will be done by an Envera representative who will contact TBC owners to set up times for the training.

Trespassing: Fishermen walking onto TBC property has become more frequent. The following steps have been taken to curb this: 3 new cameras have been installed along the north perimeter and covering the dock, additional signage has been ordered (Private Property, No Trespassing, Property Under Surveillance), owners were asked to either call 911 or call/text Michael when they see someone on the property who they believe is trespassing. If Michael is called, he will call the LBK Police to come & question the person(s).

Soffit Projects: Paused, now waiting for the arrival of additional materials. Once materials arrive, each Building should take about 1 ½ weeks to complete.

Hot Water Heaters: Owners whose hot water heaters are due for replacement will be notified. A group purchase for a volume discount is being explored.

Pool: New quiet energy-efficient pumps have been installed and a concrete platform built to raise up the pool equipment to prevent saltwater intrusion during storms. The same will be done for the hot tub equipment after the winter season.

5. Owner Q&A: An Owner asked if there will be an accounting of the expenses from TBC v. Kasdin. Karen responded as discussed at the Jan 2 Special Board Meeting: by the end of the first quarter of 2024, the Board will take up the issue of returning or crediting any surplus once all legal fees and expenses are fully and finally accounted for.

An Owner asked if they would again see the comparative data of LBK condo associations issued yearly by the Federation of LBK Condo Associations. Clare responded that that information is shown yearly at the Annual Membership Meeting. This year's data was received last week and will again be on the agenda for the Annual Membership Meeting on March 22.

An Owner asked about the possibility of having kayak storage racks on the property close to the Bayfront. Clare responded that kayak storage racks have been considered by Owners in the past through an owner survey, and most Owners were not in favor of it due to difficulty of finding a location that would not interfere with Owners' views, establishing fair protocols for use, and potential maintenance issues, especially during storm season.

An Owner asked that the Fitness Room protocols be reviewed, in particular, the use of the Amenity Scheduler by Owners to reserve their sessions which has been in place since 2021. A Board Member will lead this review.

6. Next Regular Board Meeting: Wednesday, February 28, 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. The First Notice of the Annual Membership Meeting was distributed to owners on January 21, 2024. The Second Notice will be distributed to owners in late February.

8. Motion to adjourn the meeting was made at 3:18 pm by Dave Van Ess and seconded by Andy Schaer. All were in favor, none were opposed. **Motion approved.**

Respectfully submitted,

Clare Villari
President of the Board of Directors