

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

DRAFT Minutes of the Annual Membership Meeting
March 22, 2024

A scheduled meeting of the Tangerine Bay Club Board was held via the Zoom platform and in person at All Angels Episcopal Church in Longboat Key on March 22, 2024.

The meeting was called to order at 1:09 pm by Clare Villari.

A quorum was established. Board members present were Clare Villari, Karen Wiltsie, Andy Schaer, David Van Ess, Rick Henry, Mike Wells and Jeff Spalter. Eighty-two Members of the Association were present by Proxy, representing 91% of the Association.

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

Actions and Discussions:

1. **Motion:** To approve the minutes of the March 24, 2023 Annual Members Meeting was made by Mike Wells and seconded by Dave Van Ess. All were in favor, none were opposed.
Motion approved.

2. **Moment of silence for those residents who have passed away since our last Membership meeting:**
 - Joe Patrick
 - Harriet Resnick
 - Toby Geller
 - Ivan Kushen
 - Walter Stark

3. **Welcome new owners:**
 - Gordon & Helen Graber – 340B
 - Karen & Mitch Padnos – 340B
 - Karl Helbig – 360
 - Anne & David Alden – 370B
 - Faye Castrucci – 370B
 - Chris & Colleen Powers – 370A
 - Sherry & Ned Holstein – 380A

4. At this time, GM Michael and Board members will present different topics and allow for questions following their presentation.
 - A. Michael Canacari recapped the major capital projects from 2017-2024. See prepared meeting handout for details. Looking ahead, in 2024 the plan is to complete the following:

- Replace approximately 60 outside building lights
- Complete installation of LED building lights
- Raise pool pumps and spa equipment
- Design options for the cabana roof due to be replaced in 2025
- Regrade/replace sodded areas
- Repair bulkhead and replace damaged landscape around the pool

An owner asked what the status was regarding the building soffits and roof. Michael replied that 5 of the 10 roofs have been finished. Soffits have been completed in 3.5 buildings. All will be done in about 6-7 weeks. Another owner asked when the canopies will be replaced. Michael answered that will not be done for another few years and, at that time, he will suggest a change of awning material.

- B. Bill Chapman, Treasurer, spoke about the Reserve Fund's investment policy and permitted investments. The investment policy stresses preservation of capital and liquidity. Bill explained that there are 3 types of investments based on the timing of when the funds will be needed: money market funds and short-term CDs, CDs with maturity of 2-5 years, and short-term government mutual funds. He said, most importantly, it is necessary to maintain liquidity, with return maximization following in importance. As TBC is a maturing property, its need for Reserve Funds is great due to the increased need for repair and replacement of the property. At this time, Bill stated, we borrow from the Reserve Fund (with approval by Owners) to pay a portion of the annual insurance premium due each May 1st. Using the Reserve Fund for this purpose allows us to pay the full premium when due without borrowing from a bank which would incur interest payments on that debt. In 2025, Florida condo law (BSA) will not allow borrowing from Reserve Funds so then we may have no choice but to use a Line of Credit for a short period of time to pay the Association's annual insurance premium due each May 1st.
- C. Rick Henry reviewed the history of the Association's quarterly fees from 2012 to 2024 and particularly focused on recent years when the fees have accelerated. He explained that the recent increase in our quarterly fees was driven by the extraordinary in insurance premiums and the prepared meeting handout to show that point.
- D. Karen Wiltsie addressed the special assessment for legal fees levied in June 2022. The total amount collected was \$4,000 per Unit for a total of \$360,000. The net amount spent was between \$204,000 and \$212,000 so owners will be receiving a credit in the range of \$1,600-\$1,700. The Board will discuss how this will be credited to owners.

An owner asked whether an owner who sells their unit should receive the credit. Response was that the credit stays with the unit, not the owner. So, if an owner sells their unit and they want to receive that credit, it will have to be written into their purchase and sales contract.

Another owner asked if we have a firm quote for the Association's 2024-2025 insurance renewal on May 1st. Response was that we are waiting for final numbers and expect to have them in mid-April. Clare added there is a possibility that there will be two additional lines to adjust the quarterly fees for 2024's third and fourth quarters: one for the legal special assessment credit and potentially another to fund 2024-2025 insurance.

- E. Karen Wiltsie addressed the delay in distributing before the Annual Members Meeting the Association's FY2023 financial statements. She said that historically, the prior fiscal year-end financial statements are provided in advance of the Annual Membership meeting. However, there have been multiple problems in the transition from Lighthouse Management to Menchinger & Tyack (M&T) and those issues have prevented M&T from completing of 2023 yearend financial statements. She also said that the Association ended 2023 under budget in many expense line items and Reserve Fund was approximately \$1.1 million.

An owner asked if, given the situation of the financials, we should have an audit of the 2023 financial statements. Karen said that there will be an audit of the Association's 2023 financial statements. Another owner thought it would be prudent to keep the owners apprised of situations that prevent the availability of the financial statements at an Annual Membership meeting. Lastly, an owner asked how we will pay insurance premiums without borrowing from the Reserve Fund. The answer was that if additional monies are needed, the Association would draw from its Line of Credit and repay the amount over six to twelve months.

- F. Clare Villari spoke about the Association's LBK condo association peer group using data that is self-reported by those associations to the Federation of LBK Condo Association. Although the Federation's annual survey includes useful information, it is not known if the self-reported data on quarterly fees includes or excludes annual insurance expenses. Nor does the survey data report the amount of self-insurance other associations may have.
 - G. Andy Schaer and Jeff Spalter reviewed the results of a recent owner survey on Electric Vehicles and E-Bikes at TBC:
 - a. Only 4.2% of current owners have an EV or Hybrid EV.
 - b. 75% of those owners charge their vehicle at the 110v charger in the garage.
 - c. 6 owners plan to get an EV or Hybrid EV in the next 1-2 years; 4 owners plan to get one in the next 3-5 years; 32 owners may get one sometime.
 - d. If owners pay for their own consumption, 28% of owners think having one or more level 2 charges on the property would enhance units' market value; 56% think maybe it would.
 - e. 9 units have e-bikes on the property; 22 owners plan to get one in next 1-5 yrs.
- Conclusion & Next Steps: Short-term need is to focus on safety and understanding EV/E-bike risks. No immediate need to address EV charging; more research is needed. A recommendation will be brought to the Board next year.

5. Open question session:

-Owner had the following comments:

- a) Internet around the pool needs a booster
- b) How are cameras monitored? Response was that they are not monitored but recorded to DVD and reviewed when necessary.
- c) There are broken sidewalks in many areas of the complex that need attention. Response was that it will be taken care of when building work is complete.

-Owner had the following comments:

- a) Compared to other condos in the area, our standards are high, and we are doing well.
- b) When it rains, the tiles in the common area are slippery. Response was that the tiles were replaced in 2016, though they do still seem slippery. Michael said he will put some tape on some steps to see if it prevents the tiles from becoming so slippery.

6. Association Business

A. Election of Directors:

Rick Henry was re-elected to the Board to serve a 2-year term by 75 votes of Owners.
Andy Schaer was re-elected to the Board to serve a 2-year term by 64 votes of Owners.
Mike Wells was re-elected to the Board to serve a 2-year term by 69 votes of Owners.
Cliff Hornsby was not elected to the Board having received 30 votes of Owners.

- B. Proposal to **permit temporary borrowing** from the Reserve Fund was approved by Owners: 70 Yes votes, 1 No vote.
- C. Proposal to **waive the 2024 outside audit** was approved by Owners: 74 Yes votes, 5 No votes.
- D. Office Administrator has been hired; start date is April 1.

- 7. **Motion:** To adjourn the meeting was made at 3:51 pm by Andy Schaer and seconded by Mike Wells. All were in favor, none were opposed. **Motion approved.**

Respectfully submitted,

Sue Moore
Secretary to the Board of Directors