

Tangerine Bay Club Association Inc.,

A Not-For-Profit Corporation

Minutes of The Meeting of The Board of Directors

Wednesday, May 29, 2024

A scheduled meeting of the Board of Directors was held via the Zoom online platform and in person on May 29, 2024.

The meeting was called to order at 2:03 PM by the President, Clare Villari. Clare stated that one owner had provided advance written notice of their intent to record the meeting.

A quorum was established. Board Members present in the meeting were Clare Villari, Jeff Spalter, Mike Wells, Karen Wiltsie, Andy Schaer, Rick Henry. General Manager Michael Canacari was also present.

Proof of notice was posted per Association Bylaws and Florida Statutes 718.

Board Actions:

1. Minutes of prior meetings

a) **April 17, 2024 Board Meeting** – No comments. **Motion to approve minutes** made by Mike Wells; seconded by Karen Wiltsie. All Approved.

b) **April 23, 2024 Board Meeting** – No comments. **Motion to approve minutes** made by Mike Wells; seconded by Karen Wiltsie. All approved.

2. **Approval: Repair of Pool Blue Trim Tiles** – GM Michael described the damage that has occurred over many years to the pool's blue trim tiles caused by rough cleaning with chemicals that left the tiles porous and susceptible to stains. He recommends that replacement tiles be placed over the damaged tiles to improve the appearance until the pool is resurfaced in about 4-5 years. This tile work will be done "in-house" at a cost of approximately \$16K. The alternative is to increase the frequency of scrubbing the blue tiles which would cost approximately \$400/month of extra maintenance without a consistently good result.

MOTION: To approve the repair of the pool's blue trim tiles at a cost of approximately \$16K was made by Karen Wiltsie, seconded by Andy Schaer. All approved.

3. **Discussion on Fitness Room Usage Protocol:** During the recent 30-day comment period that followed the Board's April 17th approval of a revision to Rule XXV, several Owners expressed opposition to the Board's decision to have a solely open usage protocol for use of the Fitness Room, i.e., no reservation system, and requested that the Board revisit this issue. Jeff Spalter, Amenities Committee Chair, led the discussion which focused on two primary reasons to reconsider Rule XXV:

- Our community has a range of ages and health needs. Some owners need to reserve the Fitness Room because they have, or have family members who have, health issues that preclude them from using the Fitness Room when others work out at the same time.
- The Fitness Room is only used about 30% of available time so there is ample time available to find common ground to accommodate both Owners who prefer to "walk-in" and Owners who prefer reserved time.

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The consensus of the Board was to remand to the Amenities Committee reconsideration of a recommendation to the Board for approval of Fitness Room usage to provide for both open usage times and reserved usage times, to include an equitable allocation between the two. If desired by the Committee, it may directly conduct a survey of Owners on this matter, or it may develop a survey component for the Board to include within its 2024 Owner Survey that is in development. If the Committee thinks it has sufficient Owner input on this matter, it may bypass doing a survey.

4. **2024 Owner Survey** – Clare informed Owners that the Board is developing an Owner survey to solicit their opinions and ideas on a variety of topics. This 2024 Owner Survey follows similar surveys done in 2016 and 2021 which were each successful as measured by response rates and idea generation. It is anticipated that the 2024 Owner Survey will be distributed to Owners electronically in late June. Results will be aggregated and distributed to all Owners after the summer.
5. **General Manager's Report** –
 - GM Michael reported on the major property projects underway this summer. An update on the projects will be sent to Owners mid-summer.
 - GM Michael discussed his suggestion that the Association trade in its aged and poorly running high-lift for a newer version that is specifically engineered to be gentle on turf and would fit through the Buildings' garage breezeways, thereby bypassing many landscape areas. The Board authorized GM Michael to gather information on such equipment and return for a more in-depth discussion.
6. **Committee Updates** – Committee Reports were deferred until the June meeting.
7. **Resignation of Board Member Dave Van Ess and Social Committee Chair Diane Gallo Van Ess** – Clare described the many contributions to TBC by longstanding Owners Dave and Diane, thanked them on behalf of our community, and wished them well on their move to Lakewood Ranch.
8. **Open Session** – No owner questions.
9. Move to adjourn at 3:44 PM by Rick Henry; seconded by Karen Wiltsie. All approved.

Respectfully submitted by,
Clare Villari, Board President