

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

Minutes of The Meeting of The Board of Directors
Wednesday, June 19, 2024

A scheduled meeting of the Board of Directors was held via the Zoom online platform and in person on June 19, 2024

The meeting was called to order at 2:02 PM by the President, Clare Villari.

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. Clare Villari had to leave the meeting at 2:15 PM after which Vice President Karen Wiltsie presided.

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

Board Actions:

1. **Approval of Minutes** of Board Meeting held on May 29, 2024.

MOTION: To approve the draft Minutes as previously distributed to Board Members for review. Motion made by Rick Henry; seconded by Andy Schaer. No comments for discussion. Vote taken. All affirmative. Minutes approved unanimously.

2. **2024 Reserve Spending Plan:** Approval of Contract for Landscape & Grounds Remediation.

Clare reviewed what the Reserve Spending Plan is: A financial planning tool developed annually based on the Association's Structural Reserve Study which is done by a FL-licensed engineer. We look at what the Reserve Study recommends for capital asset work over the next five years and adjust for 1) the current actual condition of the assets as a result of usage and/or recent storm damage, and 2) best estimate of current costs. As the current year unfolds and specific projects are detailed by the General Manager, they are brought to the Board for discussion and contract approval.

Today's discussion: A group of projects included in the 2024 Reserve Spending Plan for which we now have specifications, cost (\$184K), and a contract with SRQ Grading for approval. It is a multi-faceted project: remediation of property drainage problems and damaged landscape, walkways, and lighting across the bayfront of TBC's property and an area by Building 350C. The remainder of the property will be done in phase two during summer 2025.

The Board discussed the project and requested that the contract be delineated into three phases by the contractor to keep it organized in case a storm remediation interrupts the work. GM Michael will make that change in the contract.

MOTION: to approve the contract with SRQ Grading in the amount of approximately \$184K for the remediation of drainage, walkways, and lighting in a defined area of the property. Moved by Jeff Spalter; seconded by Andy Schaer. There were no comments or questions from attending Owners. Vote taken. All affirmative. SRQ Grading contract approved unanimously.

3. **Rule XXI Revision** – Hot Water Heater Replacement; GM Michael presented the following changes to Rule XXI:

- Change the age of hot water heaters before replacement from 7 years to 8 years but must be replaced with a water heater that has a 10-year warranty.
- Delete the requirement for the Board or its delegate to inform Owners when their water heater is due to be replaced (intention is for Management to continue to track this information).

After a brief discussion by Board Members a Motion was made:

MOTION: to approve Revised Rule XXI to require replacement of hot water heaters by 10 years of age with a water heater that has a 10-year warranty; to delete the requirement for the Board or its delegate to inform Owners when their water heater is due for replacement. Motion made by Karen Wiltsie; seconded by Rick Henry. There were no comments or questions by attending Owners. Vote was taken. All affirmative. Revision to Rule XXI passed unanimously.

4. **Property Drainage System** - GM Michael presented for informational purposes a description of the property's flood drainage system to highlight that heavy rain waters flow off Gulf of Mexico Drive onto TBC property and into TBC's moat system before emptying into Sarasota Bay via the concrete spillway on the east side of the property's bayfront. Therefore, it is important to keep the moat and the spillway in good working order.

5. Committee Updates –

Insurance & Risk Management Committee – Chair Mike Wells reported that the Committee is working on a Board Resolution for Emergency Powers during a declared State of Emergency by the Governor.

Landscape & Grounds Committee – Chair Andy Schaer reported that the Committee continues to discuss various landscape projects including remediation of the east end of the pool island.

Amenities Committee – Chair Jeff Spalter reported that the Committee is working on recommended allocation of times for open sessions and reserved sessions in the Fitness Room.

6. Owner Questions & Comments.

7. **MOTION:** To adjourn. Moved by Mike Wells; seconded by Andy Schaer. All were in favor. Meeting adjourned at 3:55 PM.

Next Meeting: Wednesday, August 14, 2024 at 2:00 PM.

Respectfully submitted by,

Clare Villari, Board President