

TANGERINE BAY CLUB ASSOCIATION, INC.

Minutes of the Emergency Meeting of the Board of Directors on September 25, 2024.

An Emergency Meeting of the Board of Directors was held on the Zoom online platform on Wednesday, September 25, 2024.

Call to Order by Clare Villari, President: 10:03 AM

Quorum: Board Members in attendance were: Rick Henry, Mike Wells, Karen Wiltsie, Clare Villari

Proof of Notice: Emergency Meeting Per Association Bylaws and Florida Statute 718.

BOARD ACTIONS

MOTION: To approve the following Resolution 2024-1 to Enact Emergency Powers & Authority of the Association's Board of Directors.

Whereas, the Governor of the State of Florida has declared a State of Emergency in Executive Order 24-209 in connection with the imminent threat posed by Tropical Storm/Hurricane Helene, and

Whereas, the County of Sarasota has ordered an evacuation (the "Evacuation Order") for all Zone A areas, including the Town of Longboat Key, in connection with the imminent threat posed by Tropical Storm/Hurricane Helene; and

Whereas, the emergency conditions caused by Tropical Storm/Hurricane Helene may require immediate actions to protect the health, safety, and welfare of the Association and its residents,

Now therefore, the Board of Directors of Tangerine Bay Club hereby declares that pursuant to the Association's Amended and Restated Bylaws that an emergency exists, and it is exercising its emergency powers and authority described in Section 7 therein, in Section 8.4 of the Declaration of Condominium, and any other emergency powers and authority authorized by Section 718.1265, Florida Statutes (attached as Exhibit A) and other portions of the Condominium Act, as amended from time to time.

Pursuant to the Evacuation Order all occupants of the Condominium are required to evacuate. Staff has been directed to shut down all elevators, turn off water, and otherwise ready the Buildings for the storm **by 3:00 PM on September 25**. In addition, the Staff shall take any and all actions they deem necessary and appropriate to protect the Association's property. The Association is immune from liability should any Unit Owner or occupant fail to follow the Evacuation Order.

1st MOTION: That the emergency powers and authority of the Board shall become effective immediately upon adoption of this Resolution by the Board on this 25th day of September 2024. Such emergency powers and authority shall continue so long as a State of Emergency exists and the Board deems necessary to protect the health, safety, and welfare of the Association, the Unit Owners, and the Unit Owners' family members, tenants, guests, agents, or invitees and so long as reasonably necessary to mitigate damages and make emergency repairs.

Motion made by Rick Henry; Seconded by Karen Wiltsie; All approved.

2nd MOTION: That all electric vehicles stored in garages by Owners, tenants or guests shall be removed from such garages away from the buildings or off-property, as directed by Staff.

Motion made by Karen Wiltsie; Seconded by Clare Villari; All approved.

3rd MOTION: That Owners, tenants and their guests are requested to not return to Tangerine Bay Club until Staff advises that the property is safe for persons to return; and that anyone who returns prior to such announcement does so at his/her own risk.

Motion made by Rick Henry; Seconded by Karen Wiltsie All approved.

4th MOTION: That Owners, tenants and guests shall be advised that anyone who returns to the property during the recovery period following the cessation of the Evacuation Order shall not impede upon Staff's duties in assessing and remedying any damage to the Association property.

Motion made by Karen Wiltsie; Seconded by Clare Villari; All approved.

5th MOTION: That the use of Reserve Funds is approved during the Association's recovery from damage caused by Tropical Storm/Hurricane Helene and reconstruction as needed, to cover insurance deductibles, uncovered losses, and other damage-related expenses that resulted from Tropical Storm/Hurricane Helene.

Motion made by Mike Wells; Seconded by Karen Wiltsie; All approved.

6th MOTION: That notice of the adoption of these various Resolutions shall be given immediately to all Owners.

Motion made by Karen Wiltsie; Seconded by Mike Wells; All approved.

7th MOTION: To adjourn the Emergency Meeting of the Board of Directors at 10:18 AM.

Motion made by Mike Wells; Seconded by Karen Wiltsie; All approved.

Respectfully submitted by:

Clare Villari
Board President

EXHIBIT A

Florida Statute 718

718.1265 Association emergency powers.

(1) To the extent allowed by law and unless specifically prohibited by the declaration of condominium, the articles, or the bylaws of an association, and consistent with the provisions of s. 617.0830, the board of administration, in response to damage caused by an event for which a state of emergency is declared pursuant to s. 252.36 in the locale in which the condominium is located, may, but is not required to, exercise the following powers:

(a) Conduct board meetings and membership meetings with notice given as is practicable. Such notice may be given in any practicable manner, including publication, radio, United States mail, the Internet, public service announcements, and conspicuous posting on the condominium property or any other means the board deems reasonable under the circumstances. Notice of board decisions may be communicated as provided in this paragraph.

(b) Cancel and reschedule any association meeting.

(c) Name as assistant officers persons who are not directors, which assistant officers shall have the same authority as the executive officers to whom they are assistants during the state of emergency to accommodate the incapacity or unavailability of any officer of the association.

(d) Relocate the association's principal office or designate alternative principal offices.

(e) Enter into agreements with local counties and municipalities to assist counties and municipalities with debris removal.

(f) Implement a disaster plan before or immediately following the event for which a state of emergency is declared which may include, but is not limited to, shutting down or off elevators; electricity; water, sewer, or security systems; or air conditioners.

(g) Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the board, determine any portion of the condominium property unavailable for entry or occupancy by unit owners, family members, tenants, guests, agents, or invitees to protect the health, safety, or welfare of such persons.

(h) Require the evacuation of the condominium property in the event of a mandatory evacuation order in the locale in which the condominium is located. Should any unit owner or other occupant of a condominium fail or refuse to evacuate the condominium property where the board has required evacuation, the association shall be immune from liability or injury to persons or property arising from such failure or refusal.

(i) Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the board, determine whether the condominium property can be safely inhabited or occupied. However, such determination is not conclusive as to any determination of habitability pursuant to the declaration.

(j) Mitigate further damage, including taking action to contract for the removal of debris and to prevent or mitigate the spread of fungus, including, but not limited to, mold or mildew, by removing and disposing of wet drywall, insulation, carpet, cabinetry, or other fixtures on or within the condominium property, even if the unit owner is obligated by the declaration or law to insure or replace those fixtures and to remove personal property from a unit.

(k) Contract, on behalf of any unit owner or owners, for items or services for which the owners are otherwise individually responsible, but which are necessary to prevent further damage to the condominium property. In such event, the unit owner or owners on whose behalf the board has contracted are responsible for reimbursing the association for the actual costs of the items or services, and the association may use its lien authority provided by s. 718.116 to enforce collection of the charges. Without limitation, such items or services may include the drying of units, the boarding of broken windows or doors, and the replacement of damaged air conditioners or air handlers to provide climate control in the units or other portions of the property.

(l) Regardless of any provision to the contrary and even if such authority does not specifically appear in the declaration of condominium, articles, or bylaws of the association, levy special assessments without a vote of the owners.

(m) Without unit owners' approval, borrow money and pledge association assets as collateral to fund emergency repairs and carry out the duties of the association when operating funds are insufficient. This paragraph does not limit the general authority of the association to borrow money, subject to such restrictions as are contained in the declaration of condominium, articles, or bylaws of the association.

(2) The special powers authorized under subsection (1) shall be limited to that time reasonably necessary to protect the health, safety, and welfare of the association and the unit owners and the unit owners' family members, tenants, guests, agents, or invitees and shall be reasonably necessary to mitigate further damage and make emergency repairs.