

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

Minutes of Emergency Meeting of The Board of Directors  
Tuesday, October 1, 2024

**An Emergency Meeting of the Board of Directors** was held via the Zoom online platform on October 1, 2024

**The meeting was called to order** at 4:05 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.

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

The Emergency Meeting was called under Resolution 2024-1 dated September 25, 2024 which enacted the Board's emergency powers and authority after the Governor of the State of Florida declared a State of Emergency in Executive Order 24-209 in connection with the imminent threat posed by Hurricane Helene, and the County of Sarasota ordered an evacuation for all Zone A areas, including the Town of Longboat Key. The Board's emergency powers and authority extend to any and all actions it deems necessary and appropriate to protect the Association's property and to protect the health, safety, and welfare of the Association, the Unit Owners, and the Unit Owners' family members, tenants, guests, agents, or invitees.

The purpose of today's meeting was for the General Manager to inform the Board and all Owners of the damage sustained by the Association from Hurricane Helene as assessed by emergency service personnel from WrightWay Emergency Services and Teasdale-Fenton Emergency Services. A special assessment will be needed to pay for the damage caused by Hurricane Helene. The special assessment will cover all storm damage incurred during the 2024 storm season which, so far, includes the cost of damage from Hurricane Debby and now Hurricane Helene. Further discussion was focused on the following areas of damage from Hurricane Helene based on a preliminary assessment:

**Cabana** – Sustained significant damage to all interior surfaces and all contents both in the community room and in the fitness room. All interior and exterior doors have been damaged and will need to be replaced.

**Pool and Hot Tub** – No structural damage assessed at this time; major chemical treatment is needed. Goal is to have the pool re-opened by November 1<sup>st</sup>.

**Pool and Hot Tub Equipment** – No damage to the major pumps and heaters; hot tub heater will be replaced as previously scheduled; some damage to smaller mechanics.

**Pool Island Furniture** - Damage to chairs and tables is being assessed; umbrella cloths have been sent out for professional cleaning.

**Garages** – All garages experienced 1-2 feet of Gulf storm surge and need to be professionally disinfected to remove the effects of saltwater and bio-organisms. All owners' personal property within garages that was submerged in the storm surge must be cleaned and some disposed. A process was described for getting this work done by the TBC staff and Teasdale-Fenton Emergency Services. The process will be documented and distributed to all Owners.

**Landscape** – Two substantial trees were lost; three palm trees were lost; some shrubs may not survive the saltwater submersion. Once the staff can get the irrigation system working, all landscape will be extensively flushed with clean water to try to mitigate the loss.

No motions were made; no approvals were needed.

Meeting was adjourned at 5:14 PM.

Respectfully submitted by,

Clare Villari  
Board President

*File: TBC Board Minutes Emergency 10-1-2024*