

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

Minutes of Emergency Meeting of The Board of Directors
Thursday, October 10, 2024

An Emergency Meeting of the Board of Directors was held via the Zoom online platform on October 10, 2024.

The meeting was called to order at 7:32 PM by the Board 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 the meeting was twofold: 1) for the Board to receive a preliminary verbal report from the General Manager regarding how to assess the damage sustained by the Association from Hurricanes Helene and Milton, and 2) to discuss a special assessment to be levied on all Owners to pay for the storm damage caused by Hurricane Debby, Hurricane Helene, and Hurricane Milton.

Board President Clare Villari acknowledged that some Owners who do not have electrical power and internet service in the aftermath of Hurricane Milton, as well as those in distant time zones, are not able to join this meeting. Therefore, a summary of the meeting will be distributed immediately after the meeting to keep them informed. Official meeting minutes will be written in the coming days and approved at the next Board Meeting.

Board Actions:

1. **Approval of Minutes** of Board Emergency Meetings held on September 25, 2024 and October 1, 2024.

MOTION: To approve the draft Minutes of the Emergency Meeting held on September 25, 2024, as previously distributed to Board Members for review. Motion made by Mike Wells; seconded by Andy Schaer. No comments for discussion. All voted affirmative. Minutes approved unanimously.

MOTION: To approve the draft Minutes of the Emergency Meeting held on October 1, 2024, as previously distributed to Board Members for review. Motion made by Andy Schaer; seconded by Mike Wells. No comments for discussion. All voted affirmative. Minutes approved unanimously.

2. **Town of Longboat Key** - Board President Clare Villari reviewed the available information from the Town:

- The Town has no electrical power.
- Both the potable water system and the wastewater system are not operable.
- There is no timeline yet for the restoration of the above services.

- Access to LBK will be open at the north end through Bradenton Beach and Longboat Pass Bridge, and through the south end through the City of Sarasota, St. Armand's Key, and New Pass Bridge.
3. **Initial Plan for Damage Assessment** - General Manager Michael Canacari described the initial plan to assess damage. He will be assisted by TBC's Maintenance Manager Jorge Allen and the manager of the emergency service team from Teasdale-Fenton.
- Rooftops will be checked for damage to air conditioning units and storm debris.
 - Elevator pits will be checked for flooding from rainwater and storm surge.
 - Elevator mechanical rooms will be checked for water damage.
 - Unit checks will be conducted for water damage in two phases: first, a triage check will be made for flooding and structural damage; second, one or two days after the first check, a closer check of walls and floors with moisture reading equipment will be done.
 - The overall property will be assessed for large landscape damage and debris.
4. **Special Assessments for 2024 Storm Recovery** - Board President Clare Villari referred Board Members and attending Owners to the document distributed to all earlier in the day which contained details and a summary of the initial expenses associated with Hurricane Debby (August 2024) and Hurricane Helene (September 2024), as well as a recommendation for an advance payment for the yet to be determined expenses incurred as a result of Hurricane Milton (October 2024). The recommendation for the Board to consider was for one special assessment payment for the expenses of Hurricane Debby, and a two-phase special assessment for Hurricane Helene and also for Hurricane Milton. The **Phase One** payments for Hurricane Helene and Hurricane Milton would focus on invoices to be paid in the next 60-90 days:
- Invoices already billed to the Association and soon-to-be billed costs already incurred for Hurricane Debby and Hurricane Helene for work completed.
 - Additional near-term expenses for Hurricane Helene for which the Association has sound estimates from experienced emergency response contractors working at TBC. This is work that was interrupted by Hurricane Milton and will resume now that Hurricane Milton has passed.
 - Initial costs of clean-up and recovery from Hurricane Milton which is work that will begin as soon as Longboat Key reopens.

In addition to the Association's expenses noted in the document being reviewed, additional yet-to-be-known storm recovery expenses may be incurred from Hurricane Helene and Hurricane Milton. Therefore, if needed, those additional expenses will be funded by a **Phase Two** special assessment for each of those hurricanes to be levied early in the first quarter of 2025. The recommended special assessments per Unit to be paid by Owners **on or before November 4, 2024** were as follows:

Hurricane Debby	\$2,300
Hurricane Helene	\$7,200 Phase One
Hurricane Milton	\$3,000 Phase One

Certain Board Members and Owners suggested that the remediation of the Cabana and the Gatehouse – both severely damaged in Hurricane Helene – be kept to a minimum while projects are initiated to explore rebuilding both structures to better suit the needs of the community. The same was discussed for the Association's front entrance on Gulf of Mexico Drive. It was acknowledged that such an exploration project could take well over a year and will require significant input from all Owners, owner votes, and special assessments. It was decided:

- In consultation with GM Michael, the Board will decide what constitutes the minimal work to be done to remediate the Cabana and the Gatehouse from damage incurred by Hurricane Helene and Hurricane Milton
- The Amenities Committee, chaired by Jeff Spalter, will propose to the Board a plan to move forward with a Cabana exploration project.
- The Landscape & Grounds Committee, chaired by Andy Schaer, will propose to the Board a plan to move forward with a Gatehouse exploration project.

At the conclusion of the above discussion the following three Motions were read and submitted for Board approval:

MOTION #1: Board Resolution 2024-2 to levy a special assessment on all Units in the aggregate amount of \$207,000 (\$2,300 per Unit) to be paid on or before November 4, 2024 to fund the Association's expenses incurred by Hurricane Debby (August 2024).

Motion #1 made by Karen Wiltsie; seconded by Mike Wells; all voted affirmative. Board Resolution 2024-2 passed unanimously.

MOTION #2: Board Resolution 2024-3 to levy a Phase One special assessment on all Units in the aggregate amount of \$648,000 (\$7,200 per Unit) to be paid on or before November 4, 2024 to fund the Association's expenses incurred by Hurricane Helene (September 2024).

Motion #2 made by Andy Schaer; seconded by Jeff Spalter; all voted affirmative. Board Resolution 2024-3 passed unanimously.

MOTION #3: Board Resolution 2024-4 to levy a Phase One special assessment on all Units in the aggregate amount of \$270,000 (\$3,000 per Unit) to be paid on or before November 4, 2024 to fund the Association's expenses incurred by Hurricane Milton (September 2024).

Motion #3 made by Rick Henry; seconded by Mike Wells; all voted affirmative. Board Resolution 2024-4 passed unanimously.

MOTION: To adjourn at 8:44 PM was made by Rick Henry; seconded by Karen Wiltsie; all approved.

Respectfully submitted by,

Clare Villari
Board President