

# Tangerine Bay Club Association Inc.,

A Not-For-Profit Corporation

## Minutes of The Meeting of The Board of Directors

Wednesday, December 4, 2024

**A scheduled meeting of the Board of Directors** was held via the Zoom online platform on December 4, 2024.

**The meeting was called to order** at 1:09pm by the President, Clare Villari. Clare stated that no Owners had provided advance 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. Approval of Minutes of prior meetings: November 13 Board Meeting** – Board Member comments received and incorporated.

**Motion to approve minutes** made by Rick; seconded by Karen. All Approved.

- 2. Landscape & Grounds Committee Update**

**Approval of contract with Grants Garden for landscaping** – Andy provided update on behalf of the Landscape & Grounds committee. Committee reviewed 2 providers – Grant’s Garden and Sunrise. Sunrise came in lower, but when necessary a la carte items are added back, total costs were comparable. Committee recommends continuing with Grant’s Garden. Worked with Grants management to define pruning procedure; trimming will be done weekly. TBC’s grounds will always look more finished with weekly approach. Planters for each Building will also be maintained. There will be single point of contact to oversee the work at TBC and s/he will interface with GM Michael. Grant Garden’s intent is to make TBC their showcase property.

**Motion:** Clare moved to approve Grant’s Garden’s 2025 contact, second by Rick. All approved.

**Approval of walkway light purchase** – Andy shared proposal from Landscape & Grounds Committee to replace existing bollard lights – many damaged from storm or just dated. Bollards to be replaced as part of work being done to correct drainage and replace sidewalks. Moving to a black fixture – taller and thinner at about 4 ½ inches in diameter. All will be replaced. They should hold up to storms as they are bolted into a concrete pad vs buried in the ground and they are waterproof. LED lights will last about 10 years, and they use line voltage (120v) like the current bollards. Purchase quantity: replace all bollards plus some spares.

**Motion:** Rick moved to approve purchases, seconded by Mike. All approved.

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**Grass Update:** Andy shared plan to replace current St. Augustine grass with a salt water tolerant species since the St Augustine has not done well. He invited LBK Club greenskeeper to TBC to learn about the grass at the Club since it handled the saltwater storm surge from Helene quite well. It is called Platinum Paspalum. In addition to being tolerant to saltwater, it also does well in high traffic areas. We will test it out along the bay front and, if it does well, roll it out to rest of campus this summer. Will also use robotic mowers that we'll purchase to get consistent and healthy cut.

The robotic mowers cost about \$2800 – TBC will own them. Once technology is proven, mowing will be eliminated from Grants Garden contract.

### 3. Amenities Committee Update

1. The Board and GM responsible for remediating amenities from storms before responsibility for oversight comes back to Amenities Committee.
2. Committee inventoried pool furnishings which appear to largely adequate post storm. Instead of upgrading will keep existing furniture where possible as long as it is in good shape and presents well. Plan to add 4-6 umbrella stands that are easier to move. Looking at addition of 3-4 standing umbrellas that have crank mechanics to make opening/closing easier.
3. Cabana – Board initiated small project to minimize spending until longer term plan is developed. Bathrooms to be restored so that pool an open per FL Building Code. Temporary wall will be installed in main Cabana area to block off empty kitchen area and create a small usable space for the season. No decisions about the future of the Cabana have been made. Committee began to gather input from Committee Members and Owners at its meeting to generate ideas. One key consideration is that any plan should contemplate the potential for future flooding and minimize the risk to the building and equipment.
4. Minutes from the Amenities Committee meeting will be shared with all Owners to begin gathering additional thoughts on the future of the Cabana. Next step is to develop a timeline on the path forward.

### 4. General Manager's Report

1. Temporary work on Cabana almost complete – should be ready for use end of next week.
2. Gate system – Gate arms are being wired, expect system to be operational by end of next week
3. Dock has been looked at by contactor; expect cost to repair less than \$100k. Timing uncertain.
4. Pool – Clean up going well. Working slow to minimize risk of pool popping out of ground due to water pressure from moat. Chemical shocking is working to break up organic

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material at pool bottom. Now outlook is not 12/13 – moved to 12/16 or end of that week at the latest.

5. Wind Mitigation reports – Original contractor went out of business without providing reports. New company recently assessed 5 buildings, other 5 due this week. All reports should be available end of next week.
6. Privacy screens – Wood being delivered today; will start end of week in 340B.
7. Garages – All done except for one, being worked. To have remaining tables or other items removed from garage call Michael

**5. Open Session for Owners** questions and comments. None.

**6. MOTION** to adjourn by Karen; seconded by Mike. All approved. Meeting ended at 2:15pm.

Jeff Spalter, Secretary, Tangerine Bay Club Association Inc. Board of Directors