

**Tangerine Bay Club Association Inc.,**  
A Not-For-Profit Corporation  
**Minutes of The Meeting of The Board of Directors**  
**Wednesday, December 18, 2024**

**A scheduled meeting of the Board of Directors** was held via the Zoom online platform on Dec 18, 2024.

**The meeting was called to order** at 2:04pm 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, David Alden, Rick Henry. General Manager Michael Canacari was also present. Andy Schaer was absent. Clare introduced David Alden – new Board Member.

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

**1. Minutes of prior meetings**

- a) **12/4 Board Meeting** – Comments received prior to meeting and incorporated. **Motion to approve minutes** made by Mike seconded by Rick. All Approved. Michael will post.
- b) **12/4 Budget Meeting** – No comments. **Motion to approve minutes** made by Rick seconded by Mike. All Approved. Michael will post.

**2. Landscaping Committee Update**

Provided by GM Michael as Andy not available. Concrete work underway by the 340 Buildings. A water line was installed by the kayak ramp. Sod has been ordered from Georgia – expect to arrive and continue work around Jan 1<sup>st</sup>. New exterior lights are ordered – waiting for new concrete walkways to cure before installation – takes about 30 days. Landscape clean up continues. Landscape design from Grant’s expected early February. Will then be reviewed by Landscape Committee. We are going to have barren areas for a few months because planting needs to happen in the growing seasons which is late spring. The Ficus trees between TBC and Drydock have survived but they will be cut down to about 20’ and staked to support straight growth.

**3. Amenities Committee Update**

Jeff provided update. Reminded attendees that due to the storms, committee was no longer looking at upgrading and refreshing pool furniture in order to reduce call on cash. Inventory on existing chairs and tables was performed and the committee determined that 6 standing umbrellas and stands should be ordered. The committee worked with the sales tech at Bambrella (recommended by GM Michael) to identify appropriate umbrellas and stands. Criteria was coverage area, easy to open and close, easy to clean and not costly to change out skin if needed.

**Motion:** Jeff moved to purchase 6 umbrellas and stands from Bambrella for a cost of about \$6,200. Seconded by Mike. All approved. GM Michael to place order.

Regarding the Cabana, reminded owners that coming out of the last AC meeting the minutes were circulated with a request for owners to share thoughts/inputs about the future of the Cabana – 4 or 5 responses received. Reemphasized that no decisions have been made on the Cabana and that owner input is needed to provide direction as we develop options. A timeline is being

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developed along with a process to more fully capture owner input. The committee would benefit from someone with project execution experience – Mike White kindly volunteered. Expect the next AC meeting after the New Year when everyone is back and the timeline etc. can be drafted. Clare has some target dates that might be helpful to timeline development.

**4. Insurance Committee Update**

Mike provided update. FEMA – The deductible under the Association’s Flood coverage for storm surge in the National Flood Insurance Programs (NFIP) is \$25K per building. Association filed a claim, but damage was about \$18K per building so under the deductible and therefore self-insured. We are looking in to reopening the claim to add some garage door damage – not sure it will make a difference.

Coverage for the Cabana under the private master policy is \$100k deductible. We expect some reimbursement based on aggregation of various damage to the cabana, dock, landscaping, etc which may then exceed the deductible.

**5. General Manager Report**

GM Michael provided several updates:

1. Pool – Emptied, mopped, chlorinated. Repiping the pool equipment room and adding a shelf. Waiting for new gas meter for hot tub – could be a bottleneck. Hot tub also needs a new heater but that was ordered and has been delivered.
2. Dock – Repair service was here to evaluate; will send proposal for restoration; expect cost to be less than \$100K.
3. Privacy screens – Replacement of those blown away is in progress, followed by repair of those damaged.
4. A/C units on roofs – The 60 A/C units that were blown off their pads have been repositioned properly.
5. Entry gates – New gates are in and their wiring completed; waiting on Envera to come to install replacement equipment and software.
6. Wind mitigation certificates on the way.

6. Open session – Lars raised recommendation to establish a storm mitigation committee to look at entire property and develop recommendations to harden TBC against future storms.

7. **Motion to adjourn** by Rick seconded by Mike. All approved. Meeting ended at 3:25 PM.

Submitted by

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

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