

Tamarind Cay



Issue 11 ~ May, 2009

Community Newsletter

Board of Directors

President	Bert Payne 239.454.6174 bertpayne@comcast.net
Vice President	Walt Kittredge 239.466.4301 Captwalterk@cs.com
Secretary	Jean Long 239.267.9454 bobjeanlong@gmail.com
Treasurer	Paul Barrick pwbarr@netscape.com
Director	Walt Spardel 239.415.0418 wspardel@cs.com

Committees

Fining	Tom Anderson
Landscape	Jean Long
Rules & Regs re-write	Tom Anderson
Speeding	Bill Lamoreaux

Property Management

Suitor & Associates
15751 San Carlos Blvd #8
Fort Myers, FL 33908
Sheila Ullmann, CAM
Sheiladgs@Comcast.net
239.437.4306

Useful Phone Numbers

Pre-call Gate Access	482.6998
North Gatehouse	482.5039
South Gatehouse	433.0110
Security Patrol	340.8994
Sheriff Non-Emergency	477.1000
Poison Control	800.282.3171

**For other Emergency numbers
Tune in Comcast Channel 95**

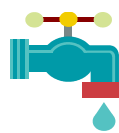
Watch this shoreline...



The Tamarind Cay Board has signed a contract to start repairs of the first section of our lake bank. As you no doubt are aware, Lee County has sited us for failure to maintain our lake banks slope in compliance with public safety standards and we must correct the situation.

Work will start soon on the 590'+ section behind buildings 17, 18 and 19 and to the bridge. The work will involve stabilizing eroded lake shoreline, grading of the banks and the installation of geo-textile fabric and aquatic plants. Work on other sections of our shoreline will follow after the rainy season. A phased approach over the next 1-2 years is anticipated. Watch for progress reports in future newsletters.

Recapping the Basics of the Water/Sewer Billing Plan



At the next January annual meeting, if the plan is approved, water/sewer bills will become the responsibility of the individual owners on or about Feb. 16th.

Quarterly maintenance for the first half of 2010 will include the cost of water/sewer as usual. If the new plan is approved, maintenance fees for the remainder of the year will be without water/sewer costs included and owners will pay their bills directly to the Utility. Lee Public Utility sign-up forms will be sent to owners with a request that they be returned with the proxy. If the owner returns a correctly filled out Lee County Utility sign-up form, the Association will request that the service be converted on or about Feb.16th and the owner will receive their first water bill sometime after the billing cycle ending in March.

If an owner does not return a correctly filled out form, it will become the owner's responsibility to deal directly with Lee County Utilities for the conversion of service, including any costs involved.

The Association will request that all unconverted services be disconnected by approximately March 16th."

1. Establish a Quorum/Call to Order

Board members present were Bert Payne, Walt Kittredge, Paul Barrick and Jean Long. Also present was Sheila Ullmann from Suitor and Assoc. and Chester Young from Hans Wilson Engineers. Eight residents were present. The meeting was called to order by President, Bert Payne, at 2:00 P.M.

2. Minutes

Motion was made by Jean Long; seconded by Walt Kittredge to approve the minutes from the April 16, 2009 meeting. Motion carried unanimously.

3. Old Business

Lake Status

Chester Young from Hans Wilson Engineers presented information concerning the proposed lake bank test strip and future bank corrections. The area behind the pool building and around building # 16 will probably require a sea wall. The bank along McGregor will hopefully be termed a "wild life area" and will remain unchanged.

Motion was made by Bert Payne; seconded by Jean Long to accept Florida Marine Construction from the three bids received to perform the work on the test strip. This bid included re-sodding and planting littorals. Motion carried unanimously.

Motion was made by Bert Payne; seconded by Jean Long to extend the test strip around to the bridge culvert. This increased the cost from \$42,000 to \$52,000 but increased the efficiency of the overall project. Motion carried unanimously.

Unfortunately the offer of installing 100 feet free from the manufacturer was rescinded. The \$52,000 will be borrowed from Tamarind Cay reserve accounts and must be repaid within one year.

Status of Water Bill Review

Nothing new at this time. Walt Spardel will send out more information in the next newsletter.

Status of E-mailing Official Tamarind Cay Documents

Walt Kittredge reported that out of 174 units we have email addresses for 124. Of those, 107 agreed to receive documents by email which will save money for Tamarind Cay. The rest of the owners will continue to receive documents by regular mail.

Status of Mailing Rules & Regulations

The new Tamarind Cay Rules and Regulations have been sent to all owners so they are now official.

Late Fees Policy, Lien Criteria

Late payments will incur a \$25 late fee. If the account is turned over to the lawyers there is an additional 5% fee of \$62. There was a discussion that possibly the initial late fee paid to Tamarind Cay should also be increased to 5%. It was decided not to change this policy.

The current lien criteria for non payment is \$1,245. *Motion was made by Bert Payne; seconded by Jean Long to reduce this to \$400. Motion carried unanimously.*

Quarterly Maintenance Billing Procedures

Owners will be sent reminders by email or post cards.

Comcast Contract

Originally Comcast said it would pay Tamarind Cay \$8,700 for a 20 year contract to maintain the cable equipment under our streets. Our lawyer said we didn't need a contract. Comcast changed the offer to a 5 year contract for the same amount. This wouldn't affect who supplied cable services.

Motion was made by Bert Payne; seconded by Paul Barrick to accept the \$8,700.

Motion carried unanimously.

Unofficial Draft of Minutes (continued)

4. Treasurer's Report, Draft - 2008 Audit Report

Treasurer Paul Barrick reported that Tamarind Cay received a clean audit report for 2008. At year end the financial statements indicated that the Association's financial condition is strong, and our operating expenses were less than budgeted, thanks to the hard work of the Board of Director's and Suitor and Associates. Details of the audit are available upon request at Suitor's offices.

5. Landscape Committee Report

For the past three summers much of our landscape budget has been spent on necessary replacements of air conditioner hedges, the long hedge by the golf maintenance buildings and plantings to conceal Bob Heckers's shed. This year volunteers, Ellen and Ken Laritz, assisted Jean Long in determining ways to start beautifying Tamarind Cay. A proposal was made to add colorful bougainvillea to the entrance and add other flowering perennials to some areas throughout the community.

Jean took Lewsaders' Landscape to Grande Cay to help identify some ways to improve the grass on the street-side of our units. Our biggest problem is the increased shade TC has due to our larger Black Olive trees plus their seasonal heavy leaf shed. Major trimming of these trees is prohibited but they can be thinned and the canopies can be raised. This will be added to our January tree service. Lewsader will also add routine leaf raking during next season's leaf drop to prevent smothering of the grass. Re - sodding the worst lawn areas with a more shade tolerant grass would provide the best solution. Lewsader will immediately begin to edge the mulch circles under the trees which will provide a "cleaner" look. *Motion was made by Bert Payne to approve the summer beautification and re-sodding projects from the landscape budget. The preliminary bids were \$6,000. The motion was seconded by Walt Kittredge and carried unanimously.*

6. Status of Open Maintenance Requests

Motion was made by Jean Long; seconded by Paul Barrick to accept the bid of \$500 by Magic Concrete to fix the driveway by the garage door of unit 1708. In addition we will have them fix the pad by dumpster #2. Motion carried unanimously.

7. Schedule Next Board Meeting

The next board meeting will be held Thursday, September 24, 2009 at 2:00 P.M. at the Tamarind Cay Pool. If a meeting is required before then, a conference call meeting will be set up at Suitors.

8. Adjourn

Motion was made by Jean Long; seconded by Paul Barrick to adjourn at 3:50 P.M. Motion carried unanimously.

Back issues of our newsletter and other helpful information can be found on the Tamarind Cay Web Site at www.tamarindcay.com

Next Monthly Meeting of
Board of Directors
Thursday, Sept. 24, 2009
2:00 PM
Tamarind Cay Pool Area

One question several Tamarind Cay residents have asked concerning the transition to individual owner billing for water... "How can we control who uses water from our outside spigots"?

One method would be for owners to purchase and install a device like the one pictured here. This device, which costs less than \$20, puts access to your outside water under control of your lock and key.

