

Tamarind Cay



Issue 4 ~ October, 2008

Community Newsletter

Board of Directors

President	Bert Payne 239.454.6174 bertpayne@comcast.net
Vice President	Susette Nordstrom 239.415.7387 susetten@comcast.net
Treasurer	Walt Kittredge 239.466.4301 Captwalterk@cs.com
Secretary	Jean Long 239.267.9454 bobjeanlong@gmail.com
Member	Tom Lemley 239.415.6404 etlemley@embarqmail.com etlemley@frontiernet.net

Committees

Fining	Tom Anderson
Landscape	Jean Long
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

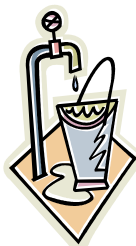
Useful Phone Numbers

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**

Owners' Responsibilities

As noted in the Board Meeting minutes elsewhere in this newsletter, Tamarind Cay has had a rash of incidents in recent months involving equipment failures, or other system problems, resulting in damage to neighboring units. The following information, excerpted from our condominium documents, addresses owner responsibilities and the liabilities related to non-compliance.



Each unit owner is responsible, at his own expense, for all maintenance, repairs...of plumbing fixtures and outlets ...including sinks, toilets, tubs, showers, shower pans, and all related fixtures and installations...appliances and all portions of the heating and air conditioning equipment ... including connections... and each unit owner shall be liable to...other unit owners for the expenses of any maintenance, repair or replacement of the condominium property, made necessary by his ...negligence.

If any condition, defect or malfunction ... or failure to comply with the condominium documents... shall cause damage to other units, the owner of the offending unit shall be liable to the person or entity responsible for repairing the damaged areas for all costs of repair or replacement not paid by insurance.

The following are some suggestions to consider whenever you will be away from your unit for any significant period of time.



- 1 - Arrange for a friend, neighbor or service to visit your unit frequently in your absence.
- 2 - Notify your security monitoring company of your plans (if applicable).
- 3 - Turn off the main water supply to your unit.
- 4 - Follow the shutdown instructions in the water heater manual. It is suggested for extended absences to turn off the water heater breaker. For shorter periods of time, turn the thermostat to the lowest setting.
- 5 - Lift toilet lids and stretch saran wrap tightly over the bowl to keep the trap from drying out.
- 6 - Shut off washing machine water supply.
- 7 - Close all drains in sinks and tubs to avoid any sewer gasses from backing up into the house due to lack of use.
- 8 - Set A/C (and humidistat) per manufacturer's instructions.
- 9 - Replace HVAC filters.
- 10 - It is recommended that you have your HVAC system serviced at least annually.

October 3, 2008 Board Meeting ~ Unofficial Draft of Minutes

Establish a Quorum/Call to Order

Board members present were Bert Payne, Susette Nordstrom and Walt Kittredge. Also present was resident, Jean Long and Sheila Ullmann from Suitor and Assoc. The meeting was called to order by President, Bert Payne at 1:05 P.M.

1. Minutes

Motion was made by Susette Nordstrom; seconded by Walt Kittredge to approve the minutes from the July 17, 2008 meeting. Motion carried unanimously.

2. New Business

- a. Board member, Ed French, sent his resignation to the board effective immediately because He is moving out of Tamarind cay. *Motion was made by Walt Kittredge; seconded by Bert Payne to appoint Jean Long to the board. Motion carried unanimously. Motion was made by Walt Kittredge; seconded by Bert Payne to appoint Jean Long to hold the office of secretary. Motion carried unanimously.*

3. Old Business

a. Lake Status

Engineer Chester Young is still working with WCI and the GH Master Assoc. concerning the lakes problems in accordance with the WCI turnover. Further information will be put in the Soundings And on the GH web site. We are still waiting for County approval for the 100 ft. test bank work in Tamarind Cay. The Tamarind Cay lawyer has submitted papers to retain our option to proceed with the suit against Pulte and the GH Master Assoc.

b. Roof Repairs

Next week significant portions of the roofs of buildings #2, 7, 8, 15 and 16 will be replaced. Buildings # 4 and 13 will have some repairs.

4. Treasurer's Report (see 2009 budget preparation below) Tamarind Cay receivables have remained stable over the last quarter.

5. Topics Related to Maintenance Person

Bob Hecker has started pressure washing side walks and driveways. He will be updating his pool certification next week.

6. Landscape Committee Report

- a. For safety reasons, Lewsader will be asked to trim the hedge on the corner of Jacana Court.
- b. Walt Kittredge will order more fence weave to finish the project by the golf maintenance sheds. Susette Nordstrom provided information on "BioGreen" fertilizer which contains no phosphates. She will check with the county for any further benefits of this product since our current fertilizer doesn't contain phosphates either.

7. Fining Committee Report

The Board has received several complaints about a car that is an eyesore in the community. Walt Kittredge will contact the unit owner.

8. Status of Open Maintenance Requests

None except for roof repairs.

9. New Business

a. Air Conditioner Leaks; Owners Maintenance Requirements

This summer there have been several incidences of extensive water damage to lower units from water problems from upper units. As a result, significant repair costs have been incurred by Tamarind Cay. A committee will be formed to hopefully improve the number of residents that use "home checks" while they are gone. This would likely catch minor problems before they became disasters.

Board Meeting ~ Unofficial Draft of Minutes (Cont'd)

b. Review Reserves Investment Structure

This summer Walt Kittredge and Susette Nordstrom divested the reserve accounts into smaller CDs for FDIC insurance. The operating cash account will be monitored to provide maximum interest and cash availability.

c. Review Delinquent Assessment Status

There haven't been any significant increases.

d. Review Rules and Regs. Concerning Delinquent Accounts

Any changes have been tabled until the new Tamarind Cay "Rules & Regulations" are officially updated.

e. Review Changes in State Condo Laws HB 995 & HB 601

Multi-year/Overlapping Board Member Terms - Residents will vote on this issue at the January annual meeting.

Annual Audit vs. Opt-Out Rules - Tamarind Cay must do an audit every 3 years. Our next audit will be for the year 2008.

Insurable Value Appraisal Rules - This must be done every 36 months. Tamarind Cay does it yearly.

f. Preparation on Insurance Deductibles (Process and Schedule)

Our current deductibles of 3% are not changing.

g. Preparation of 2009 Budget

Walt Kittredge will prepare a letter to accompany the new budget which will be mailed to owners 14 days before the November 14th meeting.

h. Annual Meeting Preparation

The Tamarind Cay annual meeting will be held Thursday, January 22, 2009. We will try to reserve the sales center.

10. Schedule Next Meeting

The next Tamarind Cay Board meeting will be held on Friday, November 14, 2008 at 1:00 PM at the Tamarind Cay pool. The primary agenda item will be adoption of the 2009 budget.

Motion was made by Jean Long; seconded by Susette Nordstrom to adjourn at 3:45 P.M. Motion carried unanimously.



This edition of the TC Newsletter, as well as all past editions and lots of other helpful information can be found on the

Tamarind Cay Web Site. Go to <http://sites.google.com/site/tamarindcay/> And check it out.

If you have questions you always wanted to ask... or subjects of common interest... or want to contribute your writing skills to the Newsletter editors, please contact Susette Nordstrom Or Walt Kittredge (Captwalterk@cs.com).



An Ounce Of Prevention...

...As Ben Franklin said

is worth a pound of cure. Turning off the valves behind your washing machine when not in use, and turning off the water main to your unit when you are going to be away can prevent a mechanical or plumbing failure from flooding your unit or that of your downstairs neighbor. Remember, damage resulting from negligence is your responsibility

New board Member

Jean Long has accepted an appointment to the Board of Directors and will act as our Secretary effective immediately, replacing Ed French who has resigned. The Frenches are moving out of Tamarind Cay to another Gulf Harbour location. Thanks for your service, Ed.