

Tamarind Cay



Issue 9 ~ March, 2009

Community Newsletter

Board of Directors

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

Water Billing Options Explored



At the Board of Directors' meeting of March 19, 2009, a question was raised regarding water charges and whether a change in billing procedure from the present cumulative bulk usage method to individual unit billing would be more equitable and result in actual cost savings to the unit owners. A review of the utility's data showed that a change to individual billing would indeed result in savings to most unit owners and would be more fair and equitable for all residents in Tamarind Cay.

Presently the water and sewer charges are apportioned equally into each unit's condominium common charges, regardless of the actual amount of water used by each unit. Tamarind Cay is fortunate to have each unit separately metered. When the utility's data was reviewed, it showed that there is a significant difference of actual usage between units. Some of the reasons for these differences are: number of occupants, length of time a unit is occupied - seasonal, full time, or vacant for long periods of time - internal plumbing problems that continually waste water. We have consulted with the utility and they are agreeable to issue individual bills based on each unit's meter readings. The costs to change over to the new billing system would be \$145 refundable security deposit at 4% interest and a \$45 one time change charge. The annual portion of common charges for water in 2008 was \$523 per unit. Under the new billing system, most owners would see actual yearly savings. Those unit owners with minimal or intermittent usage would not be subsidizing others.

Based on these findings, your Board is investigating what steps would be required to permit this individual billing process to take effect as soon as possible.

The Committee welcomes your questions and comments on this proposal.

Contact Walter Spardel by email wspardel@cs.com or phone (239 415-0418).



This edition of the TC Newsletter, as well as all past editions and other helpful information can be found on the Tamarind Cay Web Site.

www.tamarindcay.com

If you have questions you always wanted to ask... or subjects of common interest...or want to contribute your writing skills to the newsletter editor, please contact Walt Kittredge at

Captwalterk@cs.com



March 19, 2009 B of D Meeting ~ Unofficial Draft of Minutes

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. Seven residents were present.

The meeting was called to order by President, Bert Payne, at 2:00 P.M.

2. Minutes

Motion was made by Walt Kittredge; seconded by Jean Long to approve the minutes from the February 18, 2009 meeting. Motion carried unanimously.

3. Old Business

a. Lake Status

We should be receiving a bid for the lake bank repair along the back of Jacana next week. The first 100 feet will be free. It will still be at least a month before work begins. The court case against Pulte concerning the lake banks is progressing to dispute resolution.

b. Status of Water Bill Review

This study is still ongoing. Tamarind Cay would have to make an amendment to the bylaws which would require 2/3 acceptance of those voting on the issue. To simplify the process, the \$145 / owner turnover fee could possibly be paid simultaneously through a special assessment. Walt Spardel will be explaining the entire issue in an upcoming newsletter.

c. Status of E-mailing official Tamarind Cay Documents

Currently 2/3 of Tamarind Cay owners have provided their email addresses. Walt Kittredge is drafting a letter to all owners that would allow them to accept documents via email which would save the association a great deal of money.

d. Confirm Schedule for Annual Meeting

The annual meeting will be held on January 18, 2010 at 6:00 P.M. at the Marina Café.

4. Treasurer's Report

The receivables are in good shape. Only 3 units are seriously delinquent.

5. Rules and Regulations Committee Report

The committee gave their report to the board in February and some revisions were made. Jim Boler presented the revised document to be voted on. *Motion was made by Bert Payne; seconded by Walt Kittredge to accept the new Rules and Regulations. Motion carried unanimously.* The new Rules and Regulations won't be implemented until they have been sent to all owners. This will be delayed slightly because several other items need to be sent in the same mailing.

6. Landscape Committee Report

The committee will wait until after the dry season to do any additional planting.

7. Status of Open Maintenance Requests

The roof on unit 910 is scheduled for work. Veolia has replaced the rusted dumpsters in Sections 3 and 4.

8. New Business

Tamarind Cay Insurance

Our main insurance premium due March 23rd is \$120,000 which is \$11,000 less than last year. This doesn't include our flood insurance which is billed separately (usually \$30-\$35,000).

9. Schedule Next Board Meeting

The next board meeting will be held Thursday, April 16, 2009 at 2:00 P.M. at the Tamarind Cay Pool.

10. Adjourn

Motion was made by Jean Long; seconded by Walt Kittredge to adjourn at 2:40 P.M. Motion carried unanimously.

Simplifying the Association Correspondence System



In 2008, Tamarind Cay Condo Association spent about \$5500 on printing and postage - and if we continue 'business as usual' we will spend at least \$6000 in 2009. But there is a better way. The new condo laws allow us to distribute any and all Association official documents and communications including without limitation, membership meeting notices, official Association documents such as proxies, etc., via email.

Additional savings will be realized when we eliminate the labor involved with folding letters, stuffing envelopes, applying postage, etc.

Messages have been distributed to all of our owners who have email addresses on record, asking permission to transition to the new process. Of our 174 owners, 117 have email addresses, and as of the publication date of this newsletter, 55 have agreed to use the new system. We hope to get a 'yes' from all 117 in the near future. In addition, we are sending a US mail notice to the remaining owners, asking that they provide us with email addresses if they use internet service.

If you haven't already done so, please send us your permission Captwalterk@comcast.net and encourage your TC friends and neighbors to do so as well.

Next Monthly Meeting of the Board of Directors

Thursday, April 16, 2009

2:00 PM

Tamarind Cay Pool Area



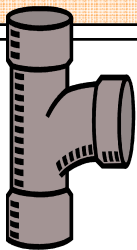
Next Annual Meeting of the Tamarind Cay Condominium Association, Inc.

Thursday, January 28, 2010

6:00 PM

Gulf Harbour Marina Cafe

When Pipes Runneth Over



Our Association recently spent more than \$425 to unblock a clogged sewer line which was causing 'back-up' into an entire building. The plumbing service informed us that the clog was not the result of roots growing into the line -- but rather, was a result of the sewer system being used to dispose of non-biodegradable hygiene products.

As the saying goes... 'A word to the wise should be sufficient'.