

# Tamarind Cay



Issue 2 ~ May, 2008

Community Newsletter

## Board of Directors

|                |   |
|----------------|---|
| President      | Bert Payne<br>239.454.6174<br>bertpayne@comcast.net       |
| Vice President | Susette Nordstrom<br>239.415.7387<br>susetten@comcast.net |
| Secretary      | Walt Kittredge<br>239.466.4301<br>Captwalterk@cs.com      |
| Member         | Ed French<br>812.327.2006<br>Autoprofitllc@gmail.com      |
| Member         | Tom Lemley<br>239.415.6404<br>etlemley@embarqmail.com     |

## 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](mailto: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

## A New Roof ?



You may have noticed that the tile roof on the rear of building 12 has been totally replaced...and wondered why. Here is an attempt at an explanation: By new construction standards, our tile roofs should last at least 20 years, and our reserves (replacement accounts) are funded on that basis. But as we have learned, the quality of the construction of some of our roofs has not stood up to those standards and leaks have caused us to take action earlier than anticipated. The Board of Directors has reached the conclusion that leaks in the area of eaves and valley flashing on our roofs can usually be repaired by pulling off tiles in the vicinity of the leak and making relatively small repairs to the plywood and waterproof underlayment and then replacing the tiles. On the other hand, trying to use this approach when repairing leaks in the large 'field' of tiles has resulted in repeated repairs to the same roof, time after time...and the Board has concluded that replacing the entire underlayment is a less expensive approach in the long run. This, of course, means removing all of the tile, peeling off the old underlay and replacing any wet/damaged plywood, installing an improved underlayment and then replacing the tiles. This is what has been happening on the roof of building 12.



In an effort to keep our expenses down, this newsletter is distributed by electronic mail only (a hard copy may be obtained from Suitor for standard photocopy costs). If you know another Tamarind Cay owner who you think would like to receive this newsletter but is not on our email list, encourage them to provide Susette Nordstrom ([susetten@comcast.net](mailto:susetten@comcast.net)) with their email address for future editions.

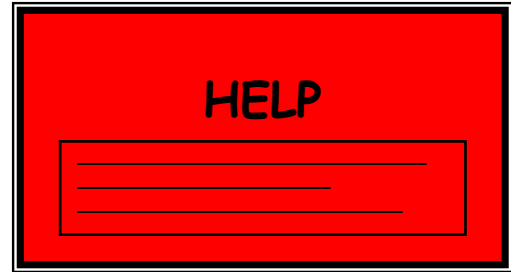
Next B of D Meeting ~ July 17th, 4PM @  
Suitor & Associates, 15751 San Carlos Blvd. #8  
Fort Myers, FL

## Storm Emergency Placards

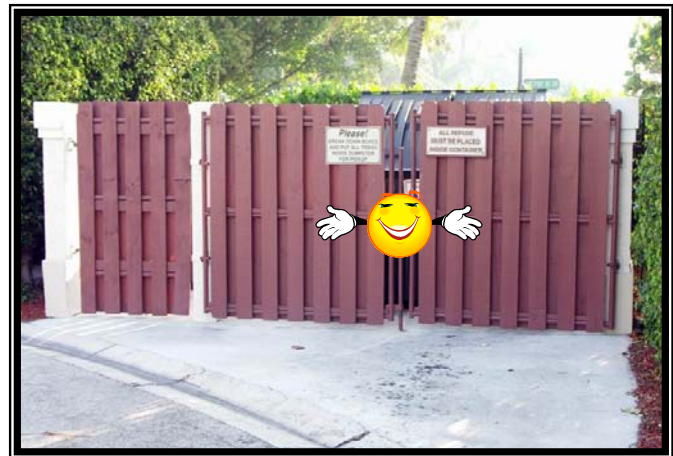
June 1, the official start of *Hurricane Season*, is nearly here and as always the watchword is Be Prepared.

Red and green plastic window signs have been prepared, especially for those residents who live alone and may need some neighborly help. The thought is that, after a storm, you would tape the sign up on the inside of your front window to indicate your situation to passers-by. The green side of the sign reads **OK** signaling that you are not in need of help. The red side reads **HELP** meaning you are in need of assistance. The sign also has Pre-Storm and Post-Storm check lists of things to do and some helpful emergency phone numbers.

In the event of an impending storm, the signs will be distributed or made available for pick up.



## Dumpster Etiquette



We spend a lot of effort and not an insignificant amount of your money doing our best to keep our community looking as neat and attractive as we can. All that work and money is somewhat wasted when we leave the gates on our dumpster areas standing unlatched and open. After making your trash and recycle deposits, please ensure that the gates and latches are closed. If you are out for a walk and go by a dumpster enclosure that is not (as we used to say in the Navy) *Squared Away*, take a minute and close the gates. All your neighbors will thank you.

By-the-way, the trash collection drivers have been told that we expect them to leave the dumpster areas closed and latched after each pick-up, and they are doing their part.

## May 15, 2008 Board Meeting ~ Unofficial Draft of Minutes

Unofficial Draft - Tamarind Cay Association, Inc. Board of Directors Meeting - May 15, 2008 at the Tamarind Cay Pool - 6:00 P.M.

### Establish a Quorum/Call to Order

Board members present were Bert Payne, Walt Kittredge, and Ed French. Also present was Rod Middleton from Suitor and Assoc. Three residents were present. The meeting was called to order by President, Bert Payne, at 6:00 P.M.

#### 1. Minutes

*Motion was made by Walt Kittredge; seconded by Bert Payne to approve the minutes from the April 17, 2008 meeting. Motion carried unanimously.*

#### 2. Old Business

##### a. Lakes

There was a meeting between Tamarind Cay and the GH Master Association to work on negotiating a settlement of our lawsuit against them which would eliminate further litigation costs. Further discussions will be needed.

##### b. Exterior Painting

The exterior painting of Section 2 and part of Section 3 has been completed. Buildings 9, 10 and all of Jacana will be painted next year.

##### c. Status Proposed Document Changes

The new documents have been recorded with the proper agencies. All owners have been notified by mail. The financial accounts of the four Sections of Tamarind Cay have been consolidated into one set of accounts.

#### 3. Treasurer's Report

Bert Payne reported that he reviewed the financials for the end of March. Legal fees were above budget but they were offset by improved insurance rates. The rest of the budget was within guidelines.

#### 4. Landscape Committee - Jean Long

a. During last month while Jean was gone all the annuals by the pool died due to an irrigation pump malfunction. They have been replanted.

b. For the next meeting she will present bids for this year's air conditioner hedge replacements. She will also get bids for replacing the next section of ficus hedge by the GH work sheds with larger plants than last year. Bob Hecker may help with installing the fence weave if GH golf maintenance can't do it in a timely manner.

#### 5. Speeding committee Report

A sign has been installed warning of the blind curve by the pool. The short guest parking spots in this area have been posted for compact cars only to avoid any obstruction of vision. Warning letters will be sent to violators. Repeat offenders will be addressed by the Fining Committee.

#### 6. Fining Committee

The Fining Committee met to address two incidences at the same unit. The resident was notified but didn't appear at the meeting. The Committee recommended a \$100 fine for each incident.

*Motion was made by Bert Payne; seconded by Ed French to approve the \$200 fine. Motion carried unanimously.*

#### 7. Status of Open Maintenance Requests

Roof repair will begin soon on the back of Building #20.

(Continued on Page 4)

## Unofficial Draft (Continued)

### 8. New Business

#### a. Lake Bank Correction Demo

*Motion was made by Bert Payne; seconded by Ed French to allow Hans Wilson to install a section of the proposed technology that might be used to correct the lake banks. Motion carried unanimously. This demo will result in no cost to Tamarind Cay since they are using it as a test area.*

#### b. Pool and Spa Repair

Bob Long reported on the necessary repairs needed for the pool and spa. There are funds in the reserve account to pay for this work. Suitor will check on the validity of the bid which is several months old.

*Motion was made by Bert Payne; seconded by Ed French that if the bid is still valid the work should be scheduled this summer. Motion carried unanimously.*

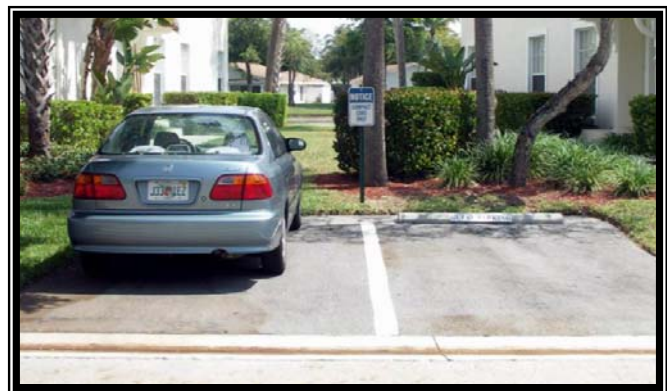
### 9. Schedule Next Meeting

There will be no meeting in June. The next Tamarind Cay Board meeting will be held on Thursday, July 17, 2008 at 4:00 PM at Suitor & Assoc.

*Motion was made by Walt Kittredge; seconded by Bert Payne to adjourn at 6:40 P.M. Motion carried unanimously.*

## New Signs Installed

New signs have been installed in the vicinity of the curves on Tamarind Cay Court near buildings 3, 4, 13 and 14. A 'Slow, Blind Curve' sign warns drivers approaching the area, and (3) 'Notice, Compact Cars Only' signs designate the small guest parking areas for compact cars only, because larger vans and SUV size vehicles can block drivers' vision in the area. We urge you to be aware of this hazard and to obey the signs. Thank you.



This newsletter will be published on an irregular basis, when we have sufficient material that we deem to be of general interest to everyone. If you have questions you always wanted to ask... or subjects of common interest...or want to contribute your writing skills, please contact Susette Nordstrom or Walt Kittredge ([Captwalterk@cs.com](mailto:Captwalterk@cs.com)).