

**ANNUAL MEETING OF THE
MAINLANDS OF TAMARAC BY THE GULF MASTER ASSOCIATION
JANUARY 15, 2018
9:00 A.M. – UNIT 5 CLUBHOUSE**

The Master Association Annual Meeting was called to order by President Donna Massey at 9:00 AM. By Sign-In Sheet, the meeting was attended by:

Unit 1

Skip Duffield
Pat Jones
Barry Matthews
Dot Muller
Kay McAleer

Unit 2

George Filiau

Unit 3

Deb Engstrom
Frank "Skip" George
Sharon A. Smith
Bob White

Unit 4

Linda Byrd
Joyce Whittaker
Sheila Whitfield
Ken Krywanek
Greg Garner

Unit 5

Donna Massey
Joanne Hannon
Esther Lehmkuhl

Unit 6

Grady McDonald

Unit 7

Phyllis Clark
Roz Sliger

Mollie Kirhagis, Property Manager
Joe Polkowski, Assistant Property Manager
Mary Ann Kilpatrick, Recording Secretary

PROOF OF NOTICE: President Massey asked Property Manager Mollie Kirhagis if she had proof of notice of the meeting. Ms. Kirhagis indicated that she had proof of notice and that a copy was included in the packets distributed before the meeting.

MINUTES: Ms. Massey asked if there were any changes or corrections to the minutes of the last Annual Meeting of the Master Association. Hearing none, she stated that the minutes of the January 16, 2017 Annual Meeting were approved as published.

Since there were so many new faces at the table, a microphone was passed around so that the Board Members present could introduce themselves and indicate which Unit they represent as well as their role in that Unit. Some Members also indicated if they currently filled an office in the Master Association.

PRESIDENT'S REPORT: Ms. Massey announced that the new Community Control Officer, James Gatti, has been called upon numerous times and responds swiftly. All Units should consider inviting him to their meetings to introduce him to residents, if they have not already done so.

There is a major problem on all the lakes with a fish kill caused by the low temperatures. The Maintenance team has been called out numerous times to clean up the dead fish that must be buried.

On Monday, February 5th at 7 PM in Unit 5 there will be a debate between incumbent Mayor Sandra Bradbury and Donna Saxer, a candidate for Mayor. Donna Saxer was our Community Control Officer for many years and did an outstanding job. The best part about Ms. Saxer, is that if she is elected as Mayor, it would be her full-time job.

Ms. Massey gave an update on the traffic that comes into the Mainlands. In May, 2017, they did a traffic count and between 40th Street and 102nd Avenue, the daily average was 7,500 cars. If everyone in Mainlands went in and out 4 times a day, it could reach 7,500 cars, but she doesn't believe that is happening. This is a major traffic issue. Those 7500 cars don't turn around and leave immediately. They continue to travel on Mainlands Boulevard and that road is degrading rapidly. It was not built for that kind of traffic. This is another reason the gates are needed.

Winn Dixie has offered to come in to Mainlands to give flu shots free of charge to residents. The flu is raging and at epidemic levels now. If there is interest, Winn Dixie would be located at one clubhouse for about 3 hours. The residents would receive the flu shot at no cost as Winn Dixie would collect their insurance information and file the claim with them. There was no interest in pursuing this, so Ms. Massey will notify Winn Dixie.

Ms. Massey also reported that **if the Gate proposal is approved**, it has been decided that one key fob will be given to each household by the Mainlands Office, so everyone would have them, as there was concern that some residents couldn't afford to buy one.

TREASURER'S REPORT: Mr. Jones reported that 2017 was a good year for the Master Association. We will start the new year with a checking account balance of \$94,000.00 and change. Almost all budget items were under budget or right on budget for the year. The budget was exceeded on Administration of payroll taxes and employee's insurance. The total budget was \$403,018.31, and we came in at 353,974.98, so we rolled over \$49,043.33. That puts us in good shape for 2018 with a budget of \$409,342.00 which amounts to a \$4,000 to \$5,000 total increase. There is sufficient cash on hand to handle any emergency needs. The Masters is doing a good job and we hope that will continue for 2018.

Ms. Massey commended Mr. Jones and the Mainlands Office for all the great work on the budget.

MANAGER'S REPORT: Ms. Kirhagis' Manager's Report is attached to these minutes.

BUS SERVICE: Ms. Kirhagis added an item to her report. She announced that the bus service in Mainlands will be discontinued effective January 18, 2018.

OLD BUSINESS:

GATE COMMITTEE: Mr. McDonald updated the Master Association. Last Tuesday there was a Town Hall meeting in Unit 2. He was pleased with the turnout. Mike Britt gave his presentation. They answered some questions. Tonight at 7:30 at the Unit 6 Clubhouse there will be another Town Hall meeting. The gates are something we need to have. We can't wait 5 years with the current 7,500 cars per day traffic level and the proposed and/or approved 800 new housing units being built around Mainlands coming in the next 6 months. The Mainlands Units pay every year for the Mainlands Boulevard replacement costs. Every 5 years, the 40th Street section in Unit 5 must be replaced due to the heavy traffic, at a cost of \$4,500.00 each time, and that timeframe is decreasing. At some point, the Master Association will be asked to assume this cost. This is caused, in part, by the big Fed Ex trucks that use Mainlands as a cut through to their office in the Gateway.

GATE MEETINGS IN UNITS: Ms. Massey said everyone should attend the gate meetings when scheduled in their Units. This will be a money saver for Mainlands. Each Unit has been given a list of the meetings that have been scheduled.

REDUCE SIZE OF ISLAND IN FRONT OF UNIT 5 CLUBHOUSE: Ms. Massey indicated the storm drain in front of the Unit 5 Clubhouse must be replaced, frequently, at least twice in the past year, due to heavy trucks running over it to avoid hitting the median. On some days as many as 40 trucks go through that area. Recently, she observed 7 trucks that couldn't make the turn, so they went into the other lane instead. Oncoming traffic had to back up until those trucks could swing back into the proper lane. A drawing of the proposed plan to remove part of the median island was provided in the meeting packets. The cost is about \$7,300.00.

MOTION: Duly made by Unit 5, seconded by Unit 1 and approved unanimously.

RESOLVE: The median island in front of the Unit 5 Clubhouse will be reduced in size.

NEW BUSINESS:

REAL ESTATE AGENTS: Some newer agents selling homes in the Mainlands are not giving the buyers the correct information about the rules and requirements for those homes. Ms. Massey suggested that if a new agent's sign is seen, that agent be called to review the rules. Incorrect information to buyers leads to many complaints and abuse heaped on the Office staff who inform them of the correct rules or requirements. All the Unit documents are required to be on the Community website and are posted there, but if the agent just directs the buyer to the website and the buyer does not follow through to read and understand all the documents, there are bad feelings. One suggestion was to require the agent attend the interview with the buyer, so that the new agents will learn the correct information at the same time. The buyer has the option to back out of the

deal, if they learn about a problem during the interview process. We will have to think about it before this becomes a more complex problem.

ESTOPPEL FEES: The money charged for estoppel fees could be returned to the Master and then on to each Unit when a home is sold. The estoppel fee is charged for completion of an information form to state whether the maintenance fees are paid and if there are any outstanding charges on the property. It is in our best interest to charge a fee because the office staff complete these forms and their cost is charged back to the Unit involved. The average estoppel fee is \$200.00 and can be as much as \$250.00. This billing and accounting can be done in house rather than hiring an outside firm and splitting the fee. The Property Manager is working on that process. The amount charged will be determined by the Office.

MOTION: Duly made by Unit 4, seconded by Unit 5 and approved unanimously.

RESOLVE: The Mainlands Office will charge an estoppel fee which when collected will be paid back to the Unit involved in the home sale.

MESSAGE BOARD AT ENTRANCE: Mr. Filiu stated that they have spent a lot of money replacing sidewalks and installing new signs telling people not to park on the sidewalk, to no avail. He is proposing that a message board be installed at the entrance to Mainlands to announce things such as "Camera Monitored Community", "No Parking on Sidewalks" or "Speed Limit 25 MPH". The cost which would be split by all 5 Units would amount to roughly \$160.00 per Unit. Only one message would be posted at a time to improve readability.

MOTION: Duly made by Unit 1, seconded by Unit 2 and approved unanimously.

RESOLVE: A 36-inch by 52-inch LED sign will be installed at the Mainlands Entrance.

Mr. Filiu will head up the committee and was instructed to proceed with purchase and installation of the sign.

MEDIAN TREES: Ms. Massey reported that several palm trees in the median were downed by the hurricane. She suggested that there is no need to replace them at this time as another hurricane could come through and knock them down again. No one disagreed. The matter is tabled.

UNIT 1 MAINLANDS BLVD SIDEWALKS: Ms. Kirhagis has received numerous calls and complaints about the white striping on the Unit 1 sidewalks. These calls are directed to Unit 1 board members or Ms. Massey. Mr. Jones feels the difference in color of the areas will fade over time. The grinding down was done in response to a lawsuit over someone who tripped on an uneven sidewalk. The Unit 1 insurer required that the issue be addressed immediately, so the places where the sidewalks are uneven, were ground down. It is doubtful that Unit 1 would agree to replace all the

affected sidewalks. The Unit spends around \$60,000 per year to replace sidewalks where needed. There is a product called "Wonderfill" or "Wonderfix" that is cement colored that has been used by some Units, but the results over time are unknown. There were also questions about the brown staining on sidewalks, but no safe solution is known. Further study on this matter is needed.

PINELLAS COUNTY FIRE DEPARTMENT SMOKE DETECTOR PROGRAM: Ms. Massey reported that the Fire Department will come out to Mainlands on one date and replace batteries or install smoke detectors for any residents that sign up. The work is scheduled for May 12, 2018. Ms. Kirhagis will verify that each Unit has the sign-up sheet posted in the Clubhouse. Residents should be advised to sign up for this.

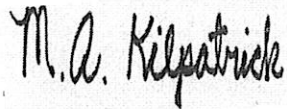
ELECTION OF NEW OFFICERS:

Ms. Massey asked for Nomination of Officers for 2018. The following were nominated, agreed to serve and were elected unanimously:

PRESIDENT:	Donna Massey
1st VICE PRESIDENT	Linda Byrd
2nd VICE PRESIDENT	George Filiau
TREASURER	Pat Jones
SECRETARY	Debra Engstrom

There being no further business to come before the Master Association Annual Meeting, a motion was duly made by Unit 1 and seconded by Unit 2 and unanimously approved to adjourn the meeting at 9:50 AM. The Unit Presidents were asked to stay after the meeting to discuss the salaries for the employees.

Respectfully submitted,



Deb Engstrom
Secretary

ATTACHMENT: January, 2018 Manager's Report

Mainlands of Tamarac by the Gulf Master Association Annual Meeting

January 15, 2018 9:00 AM Unit 5

Manager's Report

Work Order Status:

779 Open Work orders, 150 of these are resident calls and the remaining 629 are project work. Project work includes wood repair prior to paint projects, cracked tiles cause by pressure washing, clubhouse repairs/upgrades, remainder of Irma damage.

Staff:

We have one new hire effective December 11th. He will remain in probationary status for 90 days. We continue to get "kudo" letters from the residents which are put in the employee file.

We currently have 4 office staff and 7 full time maintenance staff.

Per Cat the December financials will not be ready until after 1/15. Please make sure to turn in all bank statements and invoices so they can be recorded. All coupons were mailed out mid-December.

Office:

Happy to announce all office/shop related line items, including salaries, came in under budget for 2017.

Reduce Size of Island in Front of Unit 5 Clubhouse:

Thousands of dollars have been spent to repair the damage to the sidewalks and sewer drain at this intersection. The area is not conducive to large trucks turning in to Unit 5 which results in the damage. Unit 5 feels if the size of the island is reduced it will allow more room for the turn.

Real Estate Agents:

We are seeing a pattern in the office where the agents working Mainlands are giving incorrect information to new buyers. The result is angry new residents screaming at office staff. One buyer was given the incorrect maintenance fee, another in Unit 5 was told Association was responsible for roof, a "flipper" was not told he could not rent the unit for the first 12 months. The staff is left to explain the correct information which most times is not received very well. It is my understanding that the folks doing the interviews are experiencing the same thing.

Each unit's docs are posted on the web site so we are requesting that our owners direct the agents they hire to the web site so they can relay the correct information to prospective buyers. Please help us get the word out.

Estoppel Fees:

Currently the Mainlands does not charge estoppel fees. The estoppel is requested from the title company prior to the sale of a property to identify any monies due and owed to the Association. This document is generated by the attorney if the home is in collections and they charge a fee between \$200-\$300 and if not in collections it is generated via the office staff.

A Unit 4 Board member requested this agenda item. New laws were passed this year regulating these fees and I have attached same for your review.

Message Board at Front Entrance:

Unit 2 Board President is requesting a discussion regarding the purchase of a message board at the front entrance. This would be used for alerts, parking restrictions, community updates, etc. I have enclosed a sample photo for pricing which is determined by size.

Median Trees:

4 palm trees in the medians were destroyed by Irma. Board decision as to whether to replace or not.

Unit 1 Sidewalks:

All Board Presidents as well as the office and the Master Board President have received numerous calls regarding the "white stripes" on the sidewalks of Mainlands Blvd in Unit 1. All calls received by the office are redirected to the Unit 1 Board. Callers state it is an eyesore and affects all of Mainlands property values.

Pinellas Park Fire Department Smoke Detector Program:

I was contacted by Jillian Rose with the Fire Department to discuss our interest in the Smoke Detector Program. This program is free of charge and all smoke alarms are provided and installed for the resident. They will schedule this for May 12, 2018. For Units that are interested the fire department will provide a signup sheet to be located in the clubhouse towards the end of January. They will sweep the community all in one day and anyone wishing to enjoy this service will be scheduled accordingly. They will enter the home and replace the detector and/or battery and will take 10 to 15 minutes. On this day the Mainlands will be crawling with police and fire department personnel. Units wishing to participate may contact Jillian Rose at 727-369-5812 or let me know and I will contact her on your behalf.

Respectfully submitted,

Mollie Kirhagis, LCAM