

**MEETING OF THE
MAINLANDS OF TAMARAC BY THE GULF MASTER ASSOCIATION
APRIL 16, 2018
9:00 A.M. – UNIT 2 CLUBHOUSE**

The Master Association 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
Dot Muller
Barry Matthews
Kay McAleer

Unit 2

George Filiau
Bob Arsenault

Unit 3

Deb Engstrom
Frank C. George
Sharon A. Smith
Bob White
Michelle Morgan

Unit 4

Greg Garner
Ken Krywanek

Unit 5

Donna Massey
Becky Hoff
Esther Lehmkuhl
Joanne Hannon

Unit 6

Grady McDonald
Judy Molloy
Norm Blakeney

Unit 7

Phyllis Clark
Elizabeth Bandurski
Judy Bartlett

Marielle Westerman, Association Attorney
Mollie Kirhagis, Property Manager
Joe Polkowski, Assistant Property Manager
Mary Ann Kilpatrick, Recording Secretary

President Massey introduced Marielle Westerman, the Master Association Attorney. Ms. Westerman reviewed the process required for the two votes regarding gating the community. The first votes by Units 2 and 5 approved the material change involved in placing the gates on their property. The second votes by all the Units approved the actual gating of the community. Both votes were overwhelmingly approved by the residents of the community with 1,333 Yes votes and 271 No votes. Ms. Westerman responded to several questions from residents in attendance.

Ms. Westerman was thanked for her attendance and her information. She left the meeting.

Gate Committee Update: Ms. Massey asked Gate Committee Chairman Grady McDonald to report. Mr. McDonald reported that at the April 5th Committee Meeting they voted unanimously to recommend to the Master Association to proceed with gating the community.

MOTION: Duly made by Unit 4, seconded by Unit 1 and approved with Units 1, 2, 4, 5 and 6 voting Yes and Unit 3 voting No.

RESOLVE: Proceed with the installation of gates on 102nd Avenue in Unit 2 and on 40th Street in Unit 5.

Ms. Massey asked all the Gate Committee members to stand and extended her appreciation for their efforts. They received an ovation from those in attendance. Ms. Massey stated that Unit 7 has expressed interest in the gating process and she will be holding further discussions with them on the matter. She stated that this is a safety issue. Multiple accidents have occurred involving non-residents travelling through the Mainlands at high rates of speed. In one instance, a resident was hit, and the driver just kept on going, leaving the person laying in the road until help arrived.

The proposed cost of the gate installation is \$109,000 and the current information reflects the cost may be less than that. If the actual costs exceed \$150,000, there could be further action needed. She stated that each residence will receive one key fob for the gates at no cost, and any additional key fobs desired by the residents may be purchased from the office. Emergency vehicles will have the necessary codes to enter as needed with less than a 30 second delay encountered. This same method is used in all other gated communities and works well.

MINUTES: Ms. Massey asked if there were any changes or corrections to the minutes of the last meeting of the Master Association. Hearing none, she stated that the minutes of the September 18, 2017 meeting were approved as published.

PRESIDENT'S REPORT: Ms. Massey reported that the reduced size of the island in front of the Unit 5 Clubhouse has greatly improved the ability of trucks to make the turn without further damage to the sewer grate at the location. She thanked everyone for approving that change. She also reminded everyone that dogs are not permitted on the common grounds around the clubhouses or the lakes and owners must pick up after their pets.

TREASURER'S REPORT: Mr. Jones was unable to attend the meeting. Ms. Massey stated that the financials are all in good condition.

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

OLD BUSINESS:

Guest Speaker, Marielle Westerman, Attorney Master Association: Covered previously.

Gate Committee: Covered previously.

Ratify Unit 1 Estoppel Vote: During the January Master Association Annual Meeting all Units approved charging an estoppel fee when a home is sold. Unit 1 now wishes to opt out of this charge.

MOTION: Duly made by Unit 1, seconded by Unit 4 and approved unanimously.

RESOLVE: Unit 1 is changing their vote on this issue and will not charge an estoppel fee for a home sale in the Unit.

NEW BUSINESS:

Spectrum Contracts: Ms. Massey stated that Joe Polkowski has been working with Spectrum on cable service in Mainlands, since anyone who does not have a cable box will no longer get anything but static. Each home will receive 2 cable boxes at no charge and future rates will be lower under the new contract. Ms Massey indicated that anyone who currently has 2 cable boxes will need to contact Spectrum to have those boxes replaced after the contracts are finalized. Residents will be advised when this occurs. Mr. Polkowski was thanked for all his efforts on the Spectrum contract.

Concrete Grinder: There are many areas in the Mainlands where the sidewalks are raised and cause a tripping hazard. The Maintenance Office is proposing purchase of a concrete grinder to grind those areas level. The cost of the grinder is \$2,100 which includes tax and warranty. The equipment needed to reduce dust from the process will be utilized. This purchase will reduce costs for all Units.

MOTION: Duly made by Unit 5, seconded by Unit 2 and approved unanimously by Units 1 through 5.

RESOLVE: Proceed with the purchase of a concrete grinder at a cost of \$2,100.00.

Unit Two Roads (45th Way, 42nd Way, 43rd Way, 43rd Street, 100th Ave) Mr. Filiau reviewed numbers from a traffic study undertaken by Unit 2 on the traffic using their streets for ingress or egress during a period from 4:30 to 5:30 on a day. The numbers indicated significant vehicle using the Unit 2 streets to enter Mainlands. He would like assistance from the Master Association in covering the cost of repairs to those streets.

MOTION: Duly made by Unit 2, but not seconded and not approved to have the Master Association aid with the road repair costs in Unit 2.

Unit 4 Paint Addresses on Curb: Unit 4 would like approval to have house numbers painted on the curbs in Unit 4 to ease location of addresses.

MOTION: Duly made by Unit 4, but not seconded and not approved to paint house numbers on curbs.

Duke Energy Electric Service at Front Entrance: Ms. Massey reported that the sign approved for placement at the Mainlands Entrance will require Duke Energy to provide electrical service including installing a line from the post and running it under the road at a cost of \$825.30.

MOTION: Duly made by Unit 2, seconded by Unit 4 and approved unanimously by Units 1 through 7.

RESOLVE: Approve expenditure of \$825.30 to install electric power to lighted sign at Mainlands entrance.

Ms. Massey advised Mr. Filiau to work with Duke Energy to proceed with having electrical work done for the sign installation. Groups wishing to have information put on the sign would contact the Office.

Unit 3 Stop Sign at Clubhouse: Unit 3 has requested the installation of a stop sign in front of the Unit 3 Clubhouse because of the blind corner where several close calls have occurred.

MOTION: Duly made by Unit 3, seconded by Unit 2 and approved unanimously by Units 1 through 5.

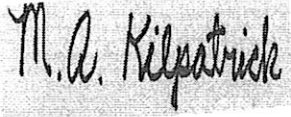
RESOLVE: Install a stop sign on Mainlands Boulevard in front of the Unit 3 Clubhouse.

Robo Calls: If a resident or group will be doing robo calls to residents, the Office must be informed of this practice, so that residents inquiries to the Office about the calls can be directed to the proper party.

Vote on All Projects that Involve all of Units: No one owns Mainlands Boulevard. It is maintained by the Master Association. Any issues involving or concerning Mainlands Boulevard must be brought to the Master Association Board for approval.

There being no further business to come before the Master Association Meeting, a motion was duly made by Unit 1 and seconded by Unit 5 and unanimously approved to adjourn the meeting at 9:53 AM.

Respectfully submitted,

A handwritten signature in black ink that reads "M.A. Kilpatrick". The signature is written in a cursive style and is positioned above the typed name of the Recording Secretary.

Mary Ann Kilpatrick
Recording Secretary

Deb Engstrom
Secretary

ATTACHMENT: April, 2018 Manager's Report