

Office

**MAINLANDS OF TAMARAC BY THE GULF
UNIT ONE ASSOCIATION, INC.**

**Board of Directors Meeting
Tuesday March 21, 2017
Unit 1 Clubhouse**

I. CALL TO ORDER: Skip Duffield called the meeting to order at 9:00 a.m.

II. ROLL CALL: Present: Skip Duffield, Dorothy Muller, Pat Jones, Kay McAleer, Barry Matthews, Joan Blais and Paul Scheele. Guests: There were 35 homeowners in attendance.

III. APPROVAL OF MINUTES: Minutes of the Homeowners Meeting held on Jan. 17th 2017. Barry Matthews made the motion to waive a reading and approve the minutes, 1st by Pat Jones, second by Kay McAleer. Roll call vote: Skip Duffield, yes; Dorothy Muller, yes; Kay McAleer, yes; Pat Jones, yes; Paul Scheele, yes; Barry Matthews, yes; Joan Blais, yes. The minutes were accepted without additions or corrections.

IV. RESIGNATIONS AND APPOINTMENTS: None.

V. CONSIDERATION OF COMMUNICATIONS:

Sales Applications:

- From: Real & Juliette Grandmaison To: Lance & Claire Niquette 9500 Mainlands Blvd. W.
- From: Allen Norwich To: Trust 4421 4421 94th Ave. N.
- From: JSW Investments To: Sylvester & Lynda Yocum 9385 45th Way N.
- From: Robert Van Meter To: Ray E. Straley 4410 94th Terrace N.
- From: Bernard Bos To: Ann L. Bottolene 4411 94th Ave. N.
- From: Sandy Garten To: Lynette & Roger Isaacs 9800 Mainlands Blvd. W.
- From: John Modesto To: Amy Claire Caruana 4350 95th Ave N.
- From: Walter Hudson To: Robert Helmick & Richard Klutts 4490 98th Terrace N.

Lease Applications:

- From: William Ellwood To: David Jackson 9735 45th Way N.
- From: Robert Helmick & Richard Klutts To: Judy Merkle 4490 98th Terrace N.

Pat Jones made a motion to approve the above applications, 1st Barry Matthews, Paul Scheele second. Roll Call vote: Pat Jones, yes; Dorothy Muller, yes; Kay McAleer, yes; Paul Scheele, yes; Barry Matthews, yes; and Skip Duffield, yes; Joan Blais, yes. The motion was approved.

Alteration and Repair Applications:

Jan. 2017

Revel & Carmen Rosario 9651 45th Way N.; Replace front window

Alice Barry 4411 95th Ave. N. Replace 8 windows

John & Mary Ascani 9905 Mainlands Blvd. W. Install patio pavers at back of home.

Feb. 2017

Jeff Nocco 4480 96th Terrace N. Paint driveway white.

William Taglianetti 4420 99th Ave. N. Install French drain in rear of home.

Kimberly Hillyard 9550 Mainlands Blvd. W. Replace garage door.

Ken Goodman 4440 95th Ave. N. Install flag pole in front yard.

Joseph Mann 4450 99th Ave. N. Landscaping around rear patio.

Robert Helmick 4490 98th Terrace N. Replace driveway.

Linda Yolkum 9835 45th Way N. Removal of bushes on side of home.

Dean Carradus 4362 96th Ave. N. Remove & replace gutters.

March 2017

Robert Helmick 4490 98th Terrace N. Add awning over existing patio slab.

Virginia Nelson 4390 96th Ave. N. Install new gutters.

William Taglianetti 4420 99th Ave. N. Remove & replace driveway concrete.

Dale Lewsader 4460 95th Ave. N. Remove and replace A/C unit.

Patricia Delahoussaye 4493 94th Terrace N. Remove and replace heat pump.

Carmen Rosario 9651 45th Way N. Attach mail box near front door.

Pat Jones made a motion the alterations be accepted. Paul Scheele 1st, Barry Matthews seconded. Motion passed.

Other Correspondence: None.

VI. REPORT OF OFFICERS

President's report: Skip Duffield informed the homeowners that the next Homeowner's Board meeting will take place in April 2017. He told homeowners that the next Masters Association meeting will be on April 17, 2017 at Unit 2's clubhouse. Skip will ask maintenance to look into the sprinklers on the medians.

They seem to be watering the street instead of the grass.

Secretary's report: Dot Muller thanked the homeowners for making sure their vehicles are not parked on the streets overnight. Although she has no problem with calling the tow company and having the cars removed.

During the period our roads are being milled and repaved, towing cars parked on the street overnight will be suspended.

Treasurer's report: Pat Jones told home owners that he is currently preparing the closing paperwork for Unit 1's 2016 fiscal year.

Solar Panels for the pool were investigated and are not feasible.

*Milling of Unit 1's streets will begin next week (weather permitting). Robo calls will go out to residents. Paving will commence once the milling is completed. There is a qualified resident to oversee the work done by the contractor.

COMMITTEE REPORTS

Roofs: Barry Matthews reported that during Feb & March 2017 there have been three (3) tile roofs replaced. Five (5) roofs repaired and one (1) roof had tiles replaced. Total cost \$38,696 Five (5) flat roofs were replaced, with one (1) flat roof repaired. Total cost so far \$15,304.

Question from homeowners about the life expectancy of both tiled and flat roofs.

Tile roofs are warranted for 15 years. Flat roofs life expectancy is from 12 to 15 years.

Painting: Joan Blais had nothing to report. Asked when will pressure washing commence? Answer, in the fall.

Clubhouse and recreation area: Kay McAleer thanked all the homeowners for their help with keeping the pool and clubhouse clean and secure.

Pool deck and chairs have been power washed and the gates are scheduled to be painted.

Lawns: Paul Scheele reported that if homeowner's have trouble with the sprinklers to please call the office. Lawns are looking a "little brown" they will look better once the rainy season begins. 15 minutes of watering is not enough to keep lawns looking lush, watering is to keep lawns from dying. A home owner questioned "mole crickets" Paul said he would have Unit 1's lawn person check the residence.

VIII. OLD BUSINESS: None.

IX. DISCUSSION: A discussion was had as to the ownership of lawns. The lawns belong to the homeowner, however the Association contracts for the up-keep of the lawns (mowing and spraying for weeds and fertilizing). People speeding through Mainlands was discussed. Skip ventured to say that there has been a change in the mentality of new homeowners who unlike past homeowners do not care to follow rules.

X. ADJOURNMENT: A motion was made by Barry Matthews, 1st by Pat Jones & Paul Sckeele, seconded by Joan Blais that the meeting be adjourned. Passed, the meeting was adjourned at 10:00 a.m.

Respectfully submitted

Dorothy Muller, Secretary