

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

**Board of Directors Meeting
Tuesday Sept. 19, 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 24 homeowners in attendance.

III. APPROVAL OF MINUTES: Minutes of the Homeowners Meeting held on April 18, 2017. Joan Blais made the motion to waive a reading and approve the minutes, second by Paul Scheele and 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: To:

From: To:

From: To:

There were no sales applications to announce.

Lease Applications:

From: To:

From: To:

There were no lease applications to announce.

No motion to accept.

Alteration and Repair Applications:

No alterations and repairs to announce.

No motion to accept.

Other Correspondence: None.

VI. REPORT OF OFFICERS

President's report: Skip Duffield informed the homeowners that there was minimal damage in unit one due to the hurricane. The home that was destroyed due to a transformer toppling hopefully will be rebuilt. The homeowner was not in residence at the time of the incident.

Master Association meeting: Unit 4 recently paid \$70,000 to re-do their irrigation system, they stated that they will cover the cost by themselves (no other units need to assume their % of the cost) but they do not want to have to participate in the cost of repairing any other units irrigation systems. A heated discussion followed with units stating irrigation costs are shared by all units in the Master Association. Units cannot pick and choose what costs they want to share in.

Secretary's report: Dot Muller reminded the homeowners that the emergency suspension of parking vehicles on the street or in the clubhouse parking lot without a "Visitor Pass" has expired. That means that vehicles parked on the street between 11pm and 6 am will be towed. Also vehicles in the clubhouse lot without a "Visitor Pass" are also subject to being towed.

Homeowners who do not plan to attend the Annual Homeowners meeting on October 25, 2017 are urged to return their Proxy vote on the budget and board of directors as soon as possible to Kay McAleer in the enclosed envelopes.

Treasurer's report: Pat Jones told home owners that the Master Association for the 2018 year was kept to a \$6,000 increase over 2017.

Unit 1 operating budget dropped -1.3% due to a decrease in insurance costs. Cable went up \$3 per home, Lawn service stayed the same, and due to homeowners diligence the clubhouse electric bill decreased. 2018's operating budget increased by 4.3% (approx. \$14 per home). Pat reminded homeowners that \$103.47 of their fees is water, sewer, trash and basic cable.

A Motion was made by Dot Muller to accept the 2018 budget as presented. Second by Barry Matthews. All directors agreed, motion passed.

COMMITTEE REPORTS

Roofs: Barry Matthews reported that during May thru Sept. 2017 there have been nine (9) tile roofs replaced. Twelve (12) tile roofs repaired and three (3) roofs had tiles replaced. Seven (7) flat roofs were replaced, with fifteen (15) flat roofs repaired.

And seven (7) roof Silver coated. Total cost to date \$185,464. There is \$250,000 budgeted for the year.

Painting: Joan Blais reported that pressure washing is back on schedule. Homeowners will receive a notice 1-2 weeks before washing begins. Homeowners are urged to cut shrubs back from the home by at least 12 inches for better access to your home. Repairs will be done on an as needed basis.

Clubhouse and recreation area: Kay McAleer informed homeowners that the pool is back open after the hurricane got the chemicals out of balance.

During July much needed renovations were completed in the clubhouse: New tile on the porch, the interior was painted, a much needed cleaning of the vents and light covers and finally the floor was stripped and waxed.

Joan Blais and Sherry Cooper were thanked for their assistance picking tiles and the maintenance team were thanked for their work.

Lawns: Paul Scheele reported that lawn cutting was suspended the week after the hurricane to allow the lawn team to focus on tree and debris removal from yards. Lawn cutting will resume the week of Sept. 17th.

Matt will spray for crack and regular weeds and he will resume spraying for cinch bugs.

VIII. OLD BUSINESS: None.

IX. DISCUSSION

A homeowner asked what was being done with a few of the homes that are in need of up-keep. Skip urged the homeowner to call the office with details and the office will send a letter to the owner stating what needs to be done. If there is no progress in about two weeks the homeowner should call Skip and he will become involved.

Can we relocate the office and place it on Mainlands property since it is costing about \$25,000 a year in rent. This has been tried in the past and it seems no one wants the traffic and disruption of all the vehicles and equipment the maintenance office stores.

In answer to a homeowner's question, we were urged to "seal coat" the streets in about 5 years.

X. ADJOURNMENT: A motion was made by Barry Matthews, seconded by Kay McAleer that the meeting be adjourned. Passed, the meeting was adjourned at 9:30 a.m.

Respectfully submitted

Dorothy Muller, Secretary

Subject: Unit 1 Board Meeting 9/19/17

From: Elaine mainlands (mainlandsfrontdesk@yahoo.com)

Sent copy to CPA

To: bsherwin@tampabay.rr.com;

Date: Friday, September 22, 2017 10:21 AM

Elaine Danielson
Mainlands Mgmt Office
727-573-5670

Attachments

- Unit 1 Board Mtg 9-19-17-09222017101433.pdf (1.08MB)