

*approved by  
emailed to  
CPA 1/22/18*

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

**Board of Directors Meeting  
Tuesday Jan. 16, 2018  
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 22 homeowners in attendance.

**III. APPROVAL OF MINUTES:** A motion waving the reading and accepting the Minutes of the Homeowners Meeting held on Nov. 26th 2017 was made by Kay McAleer, second by Barry Mathews & Pat Jones. 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: William & Luis Torres To: Octavio Scognamiglio 4335 93<sup>rd</sup> Terrace N.  
From: Mary Burnett Supino To: Kenneth Holcomb 9388 45<sup>th</sup> Street N.  
From: Loraine Marquis To: Donna Jones 9465 45<sup>th</sup> Place N.  
From: Dahline Smith To: Elizabeth Brewington 4470 96<sup>th</sup> Terrace N.  
From: B. Stoddard To: Rebecca A. Collins 9680 44<sup>th</sup> Way N.  
From: Theresa Jukus To: Robert & Jacqueline Carpenter 4520 98<sup>th</sup> Terrace N.  
2018:  
From: Robert Philips (Executor) To: Angeli Baker 9680 45<sup>th</sup> Way N.  
From: Susan & Michael Britt To: Ronnie & Linda Ledford 4370 96<sup>th</sup> Ave. N.

**Lease Applications:**

From: Tom Noton To: Lou & Dennis Kind 9835 Mainlands Blvd. W.  
From: Henry Wong To: Lillian Escobedo 9340 45<sup>th</sup> Street N.

Barry Matthews made a motion to approve the above applications,

2<sup>nd</sup> by Pat Jones. 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:**

None.

\_\_\_\_\_ made a motion the alterations be accepted. \_\_\_\_\_ seconded. Motion passed.

**Other Correspondence:** None.

**VI. REPORT OF OFFICERS**

**President's report:** Skip Duffield thanked the homeowners that attended the Master Association meeting. The Master Association report was read by Barry Matthews.

\*Study done in 2017 showed 7500 cars entered and exited Mainlands in one day.

\*The island outside Unit 5 clubhouse will be reduced to accommodate large trucks making the turn. Previous cost \$4500 times 2 replacements.

\*Outside realtors giving wrong information to perspective buyers. Interviewers need to give buyers correct info.

\*Estople fees are now going to be collected. Cost \$200.

\*A message board for the front entrance was approved.

\*May 2018 is the day that Pinellas Fire will be installing Smoke Detectors (free to homeowners). Sign-up sheet will be in the clubhouse.

\*Palm trees destroyed by Irma will not be replaced.

\*Unit 1 sidewalks discussed, looking for ways to cover/replace "white" bands.

City bus #444 will stop Jan.19, 2018.

**Secretary's report:** Dot Muller thanked homeowners who are now closing their garage doors.

Management office will request from Duke Energy a list of recent pole inspections and ask for a new inspection of wooden poles, since the home that burned down was due to a compromised pole that was not replaced or repaired.

According to the city council the fence between Mainlands and the motel on US 19 can be heightened with a waiver from the city. OR we can place "barbed wire" on top of the existing fence.

The clubhouse parking lot is not to be used as a "used car lot".

Vehicles will be towed.

**Treasurer's report:** Pat Jones told home owners that he is working on the 2017 fiscal year closing paperwork. Unit 1's portion of the Master budget for 2017 was \$87,000.

#### **COMMITTEE REPORTS**

**Roofs:** Barry Matthews reported that during Dec. 2017 there has been no tile roofs replaced. Two (2) tile roofs were repaired, with one (1) tile roof having tiles replaced. Two (2) flat roofs replaced. Two flat roofs repaired. Two (2) flat roofs was "Silver coated". Total cost for 2017 \$268,397. Resulting being over budget by \$18,397, flat roofs now need to be pitched for drainage, thus resulting in increased costs for flat roofs by 55%.

**Painting:** Joan Blais reported that painting of homes will commence in April 2018. A representative from the company that she is looking into using their product (dirt, mold & mildew resistant) will be here in March to answer questions.

**Clubhouse and recreation area:** Kay McAleer thanked the Social club who purchased the awning over the side door. Maintenance completed painting the base board in the kitchen. Phone system is being changed from Verizon to Spectrum. Resulting in a decrease in monthly charge. Looking into replacing existing coffee pots to new electric ones and a cabinet to put them on. Cost will be split between the Social club, Women's club and Men's club. The stage area will be renovated this July (during Bingo hiatus) due to a generous gift of \$4,000 from Bingo. The clubhouse roof is scheduled for painting this year. Reminder: If you use the clubhouse make sure lights are turned off and all doors are locked. The pool deck will have the existing concrete replaced with pavers in the near future. Motion made by Pat Jones, seconded by Barry Matthews that the work commence. Kay McAleer is working with the paver company to try and keep costs to last year's quotes.

**Lawns:** Paul Scheele reported that lawns will be treated for weeds this month. Due to the lack of rain some patches of lawns may turn brown, these patches will go green as soon as the rains begin in the next 2 to 2 ½ months.

**VIII. OLD BUSINESS:** As stated above in the secretaries

report. The clubhouse parking lot is not to be used for displaying cars for sale.

**IX. DISCUSSION:** The motel on US 19 was discussed, no one knows what will happen (currently used for all types of residents. And the owners will not cooperate with Pinellas Police. Unit 1 will have to wait and see. LED lights for Unit 1 will all the lights be changed? Maintenance office will be asked to get costs.

**X. ADJOURNMENT:** A motion was made by Barry Matthews, seconded by Kay McAleer that the meeting be adjourned. Passed, the meeting was adjourned at 9:35 a.m.

Respectfully submitted

Dorothy Muller, Secretary