

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

**Board of Directors Meeting  
Tuesday Feb. 20, 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 33 homeowners in attendance.

**III. APPROVAL OF MINUTES:** A motion waving the reading and accepting the Minutes of the Jan. Meeting held on Jan. 16th 2018 was made by Kay McAleer, second by Barry Mathews. 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: Bonila Schilleman To: James & Carol Orr 4445 95<sup>th</sup> Ave. N.

From: Robert Allen To: James Marsh & Jon Van Middlesworth 9560 45<sup>th</sup> Way N.

From: John & Karen Bolin To: Bernard & Isabelita Davis 9725 Mainlands Blvd. W.

From: Theresa Dunlap To: Tami & Paul Scheele 9351 45<sup>th</sup> Street N.

**Lease Applications:** None.

From: To:

From: To:

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:**

Avanelle Kidwell 4515 98 Terrace N. Remove flower box and stamp concrete on walk and porch. Place Aluminum awning over front porch.

Gregory Sanden 4415 96<sup>th</sup> Ave, N. Add storage cabinets to back wall of carport.

George Kirk 9471 45<sup>th</sup> Way N. pavers on driveway and porch.

David Gromko 9860 Mainlands Blvd. W. Remove stones, mulch and marble chips. Replace with sod and plantings.

Pat Jones made a motion the alterations be accepted. Paul Scheele seconded. Motion passed.

**Other Correspondence:** None.

## VI. REPORT OF OFFICERS

**President's report:** Skip Duffield informed the homeowners that gate Proxy/ballots will be hand delivered by the newsletter block captains Sunday or Monday.

**Secretary's report:** Dot Muller thanked homeowners who are not parking on the sidewalks, she also reminded homeowners that vehicles should not be parked on the grass around the home. The Pinellas Park Fire Dept. will be installing smoke detectors May 12, 2018 between 9am and 2pm. Sign-up sheet in the clubhouse.

Gate "proxy/ballot" will be distributed by the block captains Sun. (2/25) or Mon. (2/26). Homeowners need to sign for the envelope. Complete the "proxy/ballot" form, sign and mail back to the maintenance office no later than March 12<sup>th</sup> 2018.

**Treasurer's report:** Pat Jones told home owners that he is working on the 2017 fiscal year closing paperwork.

There are three (3) foreclosures as of this date. The cost is approx. \$15,000 per home per year. Pat reported that he has written off \$30,000 already. Homeowner asked could Unit 1's board purchase the foreclosures. Ans.: Yes but it is a long process in excess of six (6) months.

## COMMITTEE REPORTS

**Roofs:** Barry Matthews reported that during Jan. 2018 there has been one tile roof replaced. Five (5) tile roofs were repaired,

with four (4) tile roofs having tiles replaced. Five (5) flat roofs replaced. One (1) flat roof repaired. One (1) flat roof was "Silver coated". Total cost to date \$23,006.

**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) along with J&J Co. will be here in March to answer questions.

**Clubhouse and recreation area:** Kay McAleer thanked the entire Pool Committee (Donna Crabtree, Sue Grubar, Linda & Gary Fye and Sherry Cooper) for their work.

**Pool Deck:** Dick Osgood was thanked for his taking time to review the proposals for the pool deck. Sunation Pools & Spas was chosen to do the necessary work. Total cost: \$31,865. Pat Jones made a motion to accept the bid and commence to project, Seconded by Paul Scheele. Motion Passed.

Coffee stations costs are going to be split between the three clubs (Social, Women's and Men's). Cost \$2309.78

**Lawns:** Paul Scheele reported that lawns continue to be treated for weeds this month. Some of the grass is already greening up.

**VIII. OLD BUSINESS:** None.

**IX. DISCUSSION:** A homeowner noted that the pole next to Betty Martins home (old) one is sticking above the ground at least 18 inches over the sidewalk. The maintenance office will be notified.

**X. ADJOURNMENT:** A motion was made by Pat Jones, seconded by Paul Scheele that the meeting be adjourned. Passed, the meeting was adjourned at 9:30 a.m.

Respectfully submitted

Dorothy Muller, Secretary