

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

**Executive Board of Directors Meeting
July 27, 2018
Unit 1 Clubhouse**

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

II. ROLL CALL: Present: Skip Duffield, Pat Jones, Joan Blais, Kay McAleer, Barry Matthews, Dorothy Muller, Paul Scheele.

Meeting called in Accordance with By-Laws Section 7. Meetings, sub #B.

III. APPROVAL OF MINUTES: None.

IV. RESIGNATIONS AND APPOINTMENTS: None.

V. CONSIDERATION OF COMMUNICATIONS:

Sales Applications: None

Lease Applications: None

Alteration and Repair Applications: None

Other Correspondence: None.

VI. REPORT OF OFFICERS

President's report: Skip Duffield none.

Secretary's report: Dot Muller none.

Treasurer's report: Pat Jones none.

COMMITTEE REPORTS

Roofs: None.

Painting: None

Clubhouse and recreation area: None

Lawns: None

VII. OLD BUSINESS: None.

VIII. DISCUSSION: The following topics were discussed and voted on.

Cable: Motion made by Pat Jones that Unit 1 choose Option #2 (which will include Basic Cable and Internet), Seconded by Paul Scheele / Barry Matthews. Board members polled, Motion Passed.

Confidentiality Agreement: Each board member agreed with the need for confidentiality and signed their agreement. Copy to office, copy to board member, copy to file.

Applications for Approval: Initial Interview fees will increase in lieu of Estopple fees.

Purchaser application fee of \$250 to be paid by the buyer, effective Sept.1, 2018. Motion made by Joan Blais, seconded by Kay McAleer. Board members polled, Motion Passed.

Renter application fee of \$100, effective Sept. 1, 2018. Motion made by Barry Matthews, seconded by Kay McAleer. Board members polled. Motion passed.

Sidewalks: due to a law suit, Unit 1's sidewalks needed to be ground to avoid the Insurance policy being cancelled. This was an emergency measure decision made by the President of the homeowner's board. Now we are going to place funds in the Reserve Account to correct problems as they arise.

Master Association: the Master Association does not tell the unit's what they can and cannot do.

Roofs:

Background info:

A) In 2003 at the Annual Homeowners Meeting, the homeowners voted to keep roof repairs and replacement in with Maintenance fees (they were #'s 2 & 3 on the agenda).

B) Proposed needs. 101 tile roofs older than 20 years and 142 flat roofs older than 20 years of age. That would result in a cost over the next 3 years of \$1,002,220 or \$340,740 per year. We do not have this amount available in either the annual roofing budget and reserved roofing budget.

The board discussed options open to it.

Option 1: Was to raise Maintenance fees by 5 to 7% at least. It was decided this option would place a large burden on homeowners and would not cover the immediate projected roof costs.

Option 2: A one-time assessment of \$500 per home to meet the current need of replacing roofs.

C) Both mortgage and insurance companies are dictating that if

the home inspection finds any problems with the tile roof, both the tile roof and the flat roof need to be replaced. If flat roofs fail we do not have the option of patching the roof. According to County building codes the roof cannot be patched it must be replaced with a pitched roof.

- D) The last assessments were in 1992/1993 to replace the clubhouse roof and 1998 when a number of roofs failed and had to be replaced.

After much discussion by the board of all options open to it. Dorothy Muller made a motion, seconded by Skip Duffield that Option #2, that the \$500 Assessment be adopted by the board. Board members polled, Motion passed.

When homeowners receive their Second mailing of Annual Homeowners Meeting materials, there will be a cover letter explaining the reason for the assessment. And a coupon due by March 31, 2019 for the \$500. To be returned to the Management office.

ADJORNMENT: A motion was made by Dorothy Muller, seconded by Joan Blais that the meeting be adjourned. Passed, the meeting was adjourned at 10:15 a.m.

Respectfully submitted

Dorothy Muller, Secretary

D. To enter into and upon the units when necessary and at as little inconvenience to the owner as possible in connection with such maintenance, care and preservation.

E. To insure and keep insured said Condominium property in the manner set forth in the Declaration against loss from fire and/or other casualty, and the unit owners against public liability, and to purchase such other insurance as the Board of Directors may deem advisable.

F. To collect delinquent assessments by suit or otherwise, abate nuisances and enjoin or seek damages from the unit owners for violations of these Bylaws and the terms and conditions of the Declaration.

G. To employ and/or contract with, if deemed desirable, a maintenance service contractor, or manager, who shall maintain, service and/or manage the buildings and related facilities, and to delegate to such contractor or manager such powers as may be necessary in connection with the operation of the buildings. To employ workmen, janitors and gardeners and to purchase supplies and equipment, to enter into contracts in connection with any of the foregoing items or for other services deemed desirable, and generally to have all of the powers of a contractor or manager in connection with the matters hereinbefore set forth.

H. To make reasonable rules and regulations for the occupancy of the Condominium parcels.

Section 7. Meetings:

A. The first meeting of each Board newly elected by the members shall be held forty-eight (48) hours after the meeting at which they were elected, provided a quorum shall then be present, or as soon thereafter as may be practicable. The annual meeting of the Board of Directors shall be held at the same place as the general members' meeting.

* B. No notice of a Board of Directors meeting shall be required if the Directors meet by unanimous written consent. The Directors may, by resolution duly adopted, establish regular monthly, quarter-annual or semi-annual meetings. If such resolution is adopted, no notice of such regular meetings of the Board of Directors shall be required.

C. Special meetings of the Board may be called by the President on five (5) days' notice to each Director. Special meetings shall be called by the

Mainlands of Tamarac

Unit 1

I consent to waive the notice of the Board of Directors Meeting held on
July 27, 2018.

President

Step Duffell

Treasurer

Robert H. Jones

Secretary

Norothy E. Mulder

Director Barry Matthews

Barry F. Matthews

Director Joan Blais

Joan Blais

Director Kay McAleer

Kay McAleer

Director Paul Scheele

Paul Scheele