

**MAINLANDS OF TAMARAC BY THE GULF UNIT 1**

**BOARD OF DIRECTORS MEETING**

**TUESDAY NOVEMBER 20, 2018**

**UNIT 1 CLUBHOUSE**

**CALL TO ORDER:** Barry Matthews called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: Barry Matthews, Angeli Baker, Elizabeth Rumore, Dorothy Muller, Paul Scheele.

**Absent:** Kay McAleer and Joan Blais.

**Guests:** Mollie Kirhagis, Property Manager and Marielle Westerman, Board Attorney. 71 residents were also present.

**DISPENSATION OF MINUTES:** Motion to waive reading of minutes from September 18 and November 5, 2018 by Paul Scheele, second Dorothy Muller. Minutes accepted unanimously by the Board.

**PRESIDENTS REPORT:** Barry Matthews.

**SPECTRUM.** Contract goes into effect December 1, 2018. Residents will be receiving a letter from Spectrum giving them details.

**GATES UPDATE:** Zoning Commission approved paperwork for the gates. It goes before City Council for approval December 13 at 6 p.m. When approved we can move forward with the gates. Master Association has asked we have a large turnout at the City Council meeting to support the gates being approved.

**Pets:** All pets must be on a leash when outside the house. You must pick up after your pet.

We have three bids for painting and will be approved at the next meeting.

**INTERVIEWS AND ALTERATIONS:** Elizabeth Rumore.

There were 5 houses sold the month of October.

Five alterations were approved. Replacement of shrubs, doors, windows and a screen room.

Residents were also reminded of the parking rules and were advised to get permits from the office for overnight parking at the clubhouse parking lot.

**TREASURERS REPORT:** Angeli Baker.

Explained some of the duties of the treasurer including checking balance sheets and we are on track with operational funds for the remainder of the year. Work orders are also checked to see that they are completed and billed appropriately.

**ROOF REPORT:** Dorothy Muller.

Two tile roofs and three flat roofs replaced in November. In process of replacing one tile and one flat roof and silver coating one flat roof. Roof costs \$330,047 from January to present.

**LAWNS REPORT:** Paul Scheele.

We have signed the contract with Tri-S for bug and weed spraying and will start within the next week.

We have three bids for the lawn mowing which will be voted on at the next board meeting.

**MANAGERS REPORT:** Mollie Kirhagis.

No violation letters.

**Management will inspect the Unit in January for any violations.**

**Maintenance will be rebuilding lid on the pool pit. Insuring safety.**

**Drafted a message referring to pet complaints and problems. Please refer to the community website and the Community TV Channel 732 to read the post.**

**OLD BUSINESS: Bingo**

**Item on the agenda to answer a previous question from a resident. The Board spoke with our attorney and since the Social Club is operating under 501c Florida Statute a not for profit corporation, Bingo is allowed to donate money to the Social Club to be used to improve the clubhouse. Bingo is operating in accordance with the statute.**

**NEW BUSINESS:**

**E MAIL ADDRESSES: In 2019 we will be allowed by the state to use electronic means of sending out Annual Meeting paperwork. There will be a permission slip to sign so the office may use a resident's e mail.**

**SMOKING AREA: In response to a resident's letter the board has per Florida Statute designated a smoking area for those who wish to smoke.**

**COMMITTEES:**

**The Board asked the residents to please consider volunteering to be on a committee. Following are areas of need: Fining, Budget, Sidewalks, Pool furniture cleaning.**

**POOL PAVERS:**

**The sealing of the Pavers will be taken care. Getting cost estimates.**

**ESTOPPEL:**

**After a discussion on estoppel fees Barry Matthews asked for a motion to collect an estoppel fee of \$200. Motion by Liz Rumore, second by Angeli Baker. Board was polled, motion passed 4 yes, 1 no.**

**NONRENEWAL NOTICE FROM PROPERTY INSURANCE COMPANY:**

**Barry Matthews spoke on a meeting with all units and our Insurance Agent. If a resident gets a non renewal notice because of roof age/condition they must get two other quotes from other insurance companies one of which must be Citizens.**

**Barry Matthews asked for a motion to accept the new roof procedures for renewal. Motion by Dorothy Muller, second, Elizabeth Rumore. Board voted unanimously to accept.**

**UPDATE ON FINANCIAL REVIEW:**

**Barry Matthews gave an overview of the financial review still taking place at this time and of the new procedure in place for verifying work was done and invoiced correctly before proceeding to pay any invoices.**

**Barry Matthews asked for a motion to adjourn. Motion by Dorothy Muller and second by Elizabeth Rumore. Meeting adjourned at 8:28 p.m.**

**Respectfully submitted,**

**Elizabeth Rumore  
Board Secretary**

