

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 HOMEOWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING

Wednesday October 31, 2018

Unit 1 Clubhouse

The annual meeting was called to order at 7:00pm. By Barry Matthews, president.

Board members were introduced to the residents.

Mollie Kirhagis , Property Manager and Carolyn Meadows from the Attorney's office were also present.

Gene Holmes was appointed as inspector of elections.

Gene Holmes certified we have a quorum of 178 between people present and proxy votes sent in.

171 was needed for the quorum.

Dorothy Muller gave notarized proof that the meeting had been noticed according to Florida Statute #718.

Acceptance of Minutes from the Annual meeting on October 2017. A motion to waive the reading of minutes of the October 25 2017 meeting was made by Paul Scheele and second by Elizabeth Rumore. Board voted to waive the reading of the minutes and accept them.

A motion by Kay McAleer to accept the proposed budget with second from Dorothy Muller was unanimously approved by the Board.

Report of Officers.

PRESIDENTS REPORT: Barry Matthews

1. Spectrum Contract has been signed and will take effect December 1, 2018

2. Explained to Homeowners how to have an item added to the HOA meeting agenda. A Resident may either have a written request signed by 20% or 69 homeowners and present to the board 14 days in advance of the meeting or ask a board member to have item added to the agenda 14 days before the meeting.

Minutes of meetings.

It was explained that HOA meeting minutes cannot be posted in the clubhouse or on the Mainlands web site until they are approved at the next monthly meeting.

The minutes themselves will be a concise description of what was discussed and voted on. If you want a word for word transcript of the meeting, you will need to attend the meeting and may tape it for your information. Audio or video taping is allowed.

Masters meeting recap.

Carp Fish have been restocked into lakes for weed control.

If you have a new phone number please let the Maintenance Dept know so they will have the number for any robo calls they send out to the residents.

Update on gates. There is a meeting on November 1 at 7pm at the Pinellas Park City Hall with the Zoning Commission to review and approve our paperwork for the gates When done it will go to the City Council to get their approval. Since it has been over a year we will have to get a new bid proposal and Masters

President Massey assured us that the proposal will not go over the budgeted \$150,000.

Walking and bike lanes were discussed for Mainlands Blvd. Further information and investigation of how or whether to proceed was discussed and tabled at this time.

Lisa from Pinellas gave a presentation of the upcoming Amendments on the Ballot. 1 and 2 were discussed. A video is available on the Mainlands website or on Spectrum station 732 or 98.

A vote was approved to renew the contract with American Ecosystems, Inc. who do the weed control for lakes throughout the Mainlands.

VICE PRESIDENT/CLUBHOUSE /RECREATIONAL AREA DIRECTOR REPORT: Kay McAleer

Awning installed over side door. Motion Sensor light at side door. \$125

Phone line changed to spectrum from Verizon.

Coffee Station Installed and paid for by Men's, Social and Women's Clubs. \$2309.78

Painted roofs of Clubhouse, Storage Shed and Marquee. \$15,000.

Pavers installed on pool deck. \$31,865.

Replaced 5 umbrellas. \$112.35. Added a table and 8 chairs to pool area. \$219.21.

Replaced the refrigerator and remodeled stage in Clubhouse. \$4000.00.

Installed water heater for pool shower. \$164.17.

Maintenance expenses for pool heater and Harrington A/C (approximately \$1900).

TREASURER: Angeli Baker

She has reviewed the budget which was proposed before she was nominated to the board and concluded that it is on target for 2019.

ROOFING REPORT. Roof Director Dorothy Muller.

Yearend figures. Oct. 2017 to Oct. 2018: 15 tile and 22 flat roofs replaced at a cost of \$312,182.

Tile and flat roofs repaired approximately \$30,000.

Jan 1, 2018 to present: Tile roofs and flat roofs replaced \$279,124.

Tile and flat roofs replaced \$27,000.

Grand total \$306,124.

PAINT REPORT: Paint Director Joan Blais.

We are currently getting three new bids on the painting and power washing and by January 1, 2019 expect to resume painting and power washing. It was asked that the residents please be patient until we get all the bids and contract in place.

LAWNS. Lawn Director Paul Scheele.

Three bids were received by the Managers office for weed and pest control of the Lawns.

There will be a special board meeting on Monday November 5 to vote on the bids. The special meeting has been called because the current contract will end on November 18, 2018.

We have also received three bids on the lawn mowing and trimming. This will be discussed and voted on at a later meeting.

ALTERATIONS DIRECTOR: Liz Rumore.

September 21 to October 31 we had 10 requests for various alterations.

Nine were approved and 1 rejected as the owner needs to use a licensed contractor.

BALLOT RESULTS

178 Ballots were cast

Proposition 1: 175 yes and 3 no.

Proposition 2: 166 yes and 12 no.

OLD BUSINESS

Barry Matthews, President spoke to the residents about having no assessment at this time.

Night meetings were explained for those who were not at the September 2018 meeting. The board at that meeting had voted unanimously to change the HOA meetings to the third Tuesday of the month at 7p.m. to allow those who work to attend the meetings.

President Matthews adjourned the meeting at 8:45p.m.

Organizational Meeting immediately followed the annual meeting.

President Barry Matthews opened the meeting immediately following the Annual meeting.

The officers for 2019 are as follows:

President	Barry Matthews
Vice President	Kay McAleer
Treasurer	Angeli Baker
Secretary	Liz Rumore
Director/Roofing	Dorothy Muller
Director/ Paint	Joan Blais
Director/Lawns	Paul Scheele

All positions were voted on unanimously by the Board members.

Board voted to adjourn the meeting at 8:55 pm.

Respectfully submitted

Elizabeth Rumore, Secretary

