

MAINLANDS OF TAMARAC BY THE GULF
BOARD OF DIRECTORS MEETING
TUESDAY APRIL 16, 2019
UNIT 1 CLUBHOUSE

CALL TO ORDER: Barry Matthews called the meeting to order at 7:00 PM.

ROLL CALL: Present: Barry Matthews, Elizabeth Rumore, Kay McAleer, Dorothy Muller, Joan Blais and Paul Scheele. Absent: Angeli Baker.

A quorum was present for the meeting.

Joe Polkowski, Assistant Property Manager was present and 68 residents were in attendance.

DISPENSATION OF THE MINUTES: Motion to waive reading the minutes from March 19 and to accept them made by Paul Scheele and second by Kay McAleer. Voted to accept unanimously by the Board.

INTERVIEWS: Liz Rumore. There were 4 interviews this past month.

ALTERATIONS: Liz Rumore. There were 9 alterations this past month. 7 approved and 2 disapproved.

PRESIDENTS REPORT: Barry Matthews:

Street sealing is scheduled to begin on May 13. And will be completed by June 4, 2019

Delinquent HOA fees. The procedure for collecting HOA fees was explained to the residents in answer to a letter from a resident.

Short Term rental fees Bills in Congress. One was not even considered and one is currently before the legislature.

Rules Workshop. Next meeting will be on Wednesday May 8 at 10 A.M.

Homeowners Insurance. It was explained to the residents that even though we are a Condominium Association we must buy an HO3 policy because it is a detached, single family home not an HO6 which is for high rise condominiums.

LED lights are currently being installed in Unit 1.

Gates Update: The gate at 40th Street is to be installed starting May 27th. A schedule will be set up for residents to receive their RFID tags.

VICE PRESIDENT'S REPORT: Kay McAleer.

The following items were replaced. Sump pump for pool pit, vacuum motor, filter grids and the deep end ladder was repaired.

Coffee machines were cleaned and recalibrated.

Thank you to Carol and Paul Brown for painting the benches by the smoking area.

TREASURER'S REPORT: Barry Matthews.

We are on budget. Continuing to interview possible vendors in regards to investing monies in CD's.

We are asking for volunteers to serve on the budget and finance committees.

SECRETARY'S REPORT: Liz Rumore.

A letter will be going out to residents who do not have a designated voter on file for their unit.

The office is looking into background checks and once we get the information the Board will vote to place it on the ballot for this year's annual meeting.

A letter from a resident about Board members ownership of more than one house was answered.

ROOF REPORT: Dorothy Muller.

We replaced 3 and repaired 3 tile roofs. Replaced 1, repaired 1 and silver coated 2 roofs.

LAWNS REPORT: Paul Scheele:

A third spraying was done the beginning of April. Lawn mowing is back to once a week for the summer.

PAINT REPORT: Joan Blais.

Painting will begin on April 22nd. Letters have gone out to those about to be painted.

MANAGERS REPORT: Joe Polkowski.

Explained procedure for the RFID tags for the gates. The electric is in the process of being set up for the gates on 102nd Ave.

The Master Association voted on getting appraisals for the front entrance and Unit 4 lots. Unit 4 needs 75% vote in order to sell the lots so there will not be any appraisals there at this time.

OLD BUSINESS:

Discussion and vote on rental terms. Barry Matthews asked for a motion to place on the Annual meeting Ballot as follows: New owners must own their unit for one year before being allowed to rent the unit and it may be rented only if we are below our 8% quota for rentals at that time.

Kay M. made the motion and Joan B. second. Board polled Barry Matthews yes, Kay McAleer yes, Liz Rumore yes, Dorothy Muller yes, Paul Scheele yes and Joan Blais yes. This item will be placed on the ballot for this year.

NEW BUSINESS:

Three new volunteers were placed on the Compliance/Fining Committee. Board voted unanimously to appoint Jerry Brothers, Robert Hill and Jeff Nocco.

Street and Sidewalk Committee findings and recommendations. The committee has come up with placement of stop signs and also the worst areas of disrepair and management is getting pricing and will report back to the Board.

Shuffle Board Area. If we wish to change the area then it must go on the ballot for this year. We must first come up with what it will be replaced by.

Discussion and vote on Corporations buying in Unit 1 was tabled until the workshop meeting on May 8 so we can decide whether or not to make a new rule on it.

Annual meeting date discussion. It was explained to residents that since fiscal year starts January first so we need to have the annual meeting in October.

Barry Matthews asked for a motion to adjourn. Liz Rumore made a motion and Paul Scheele second.

Meeting adjourned at 8:55 P.M.

Respectfully submitted

Elizabeth Rumore, Secretary