

MAINLANDS OF TAMARAC BY THE GULF  
BOARD OF DIRECTORS MEETING  
TUESDAY, NOVEMBER 19, 2019  
UNIT 1 CLUBHOUSE

CALL TO ORDER: Liz Rumore called the meeting to order at 7:00 P.M.

ROLL CALL: The following were present – Liz Rumore, Dot Muller, Bob Helmick, Peggy Zamboni, Roger Rice, Paul Scheele. Absent – Joan Blais.

Joe Polkowski, Assistant Property Manager was also present. 67 residents were in attendance.

DISPENSATION OF MINUTES: A motion by Dot Muller to waive reading of minutes from October 29, 2019 was seconded by Paul Scheele. Board voted unanimously to accept.

PRESIDENT'S REPORT: Liz Rumore

Parking rules during the upcoming holidays were explained as well as a reminder to be careful driving as there may be visiting children on our roads. Children are not allowed to drive golf carts, and must be accompanied by an adult at the pool area.

Meeting procedures for residents to speak were explained.

One interview was held in the month of November.

TREASURER'S REPORT: Bob Helmick

There are \$11,534 in past due fees. One home is bank owned and we'll recover the maintenance fees when the home is sold. There are liens on two properties for a total of \$11,000. We are \$10,000 over budget to date.

DIRECTOR OF CLUBHOUSE AND RECREATION AREA: Roger Rice

A new thermostat was installed in the clubhouse as well as four cameras. The marquee was cleaned by Vincent Rumore, Roger Rice and Sherry Cooper.

New locks will be installed at the freezer room and storage building. No keys will be in the clubhouse. Keys will be given to Board members and the various Club members.

The outside of the bathroom doors will be locked each day from 8:00 P.M. to 8:00 A.M.

VICE PRESIDENT/DIRECTOR OF ROOFING: Dot Muller

In November two tile roofs and three flat roofs were replaced.

DIRECTOR OF LAWNS: Paul Scheele

We have an infestation of mole crickets and more aggressive action will be taken to remove them.

MANAGER'S REPORT: Joe Polkowski

There's been a lot of reports of coyote sightings but there is nothing that can be done about it.

The paving of Mainlands Blvd is complete.

Explained the correct use of opening and closing the gates with fob.

OLD BUSINESS:

ROOFING – After a discussion about the roofing bids, Liz Rumore made a motion to accept Old Time Roofing as the new roofing contractor with the understanding that if the Board is not satisfied with their work, we can change to a new contractor. Motion seconded by Peggy Zamboni. The Board was polled and voted unanimously to accept the motion.

**PROPOSITIONS:**

Propositions that were voted on at the Annual Meeting have been recorded and will be delivered to residents with the December Journal or via email.

**BACKGROUND CHECKS:**

Will be on next year's ballot.

**NEW BUSINESS:**

CLUBHOUSE – Keys to clubhouse will no longer hang inside.

OUTSIDE HOLIDAY DECORATIONS - The Women's Club, Men's Club, and Social Club each donated \$300 to purchase Christmas decorations which saves us \$2,200 previously paid to an outside decorator.

More decorations will be bought when on sale after the holiday.

**QUESTIONNAIRE:**

After Board discussion, Liz Rumore made a motion to charge buyers/residents \$100 for filling out mortgage and refinance documents seconded by Dot Muller. The Board was polled with Liz Rumore, Roger Rice, Peggy Zamboni, Dot Muller and Bob Helmick voting yes and Paul Scheele voting no. The motion was passed.

SIDEWALKS – A start has been made on the installation of new sidewalks.

Liz Rumore announced there will be no Homeowner's Meeting in December. Our next regular meeting is scheduled for January 21, 2020.

Dot Muller made a motion to adjourn and seconded by Paul Scheele.

Liz Rumore adjourned the meeting at 8:35.

Respectfully submitted,

Peggy Zamboni  
Secretary