

MAINLANDS OF TAMARAC BY THE GULF  
BOARD OF DIRECTORS MEETING  
TUESDAY, JANUARY 21, 2020  
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, David Hollis, Jim Toothill. Joe Polskowski, Assistant Property Manager, was also present. 75 residents were in attendance.

Liz Rumore announced that Joan Blais and Paul Scheele have resigned from the Board. David Hollis has been appointed as Paint Director and Jim Toothill as Lawn Director. A motion by Dot Muller seconded by Bob Helmick to approve their appointments. Board was polled and motion was carried unanimously.

A motion by Liz Rumore to approve the minutes of the meetings of November 19, 2019 and December 19, 2019 seconded by Bob Helmick. Board was polled and motion carried.

PRESIDENT'S REPORT: Liz Rumore

Following are the highlights of the Masters Board Meeting which Liz attended on January 14, 2020: A new stop sign was approved at the corner of 45<sup>th</sup> St and Mainlands Blvd; attorneys are being interviewed to replace current legal counsel; a new firehouse behind Ashley Furniture is being planned; new board members were appointed.

The Social Club has donated \$300 to repair the marquee. The Bingo Committee donated \$1,000 for 20 new chairs for the clubhouse. The Men's Club, Women's Club, and Social Club donated funds to buy 5 of the large tables for their events.

Residents must call the office to obtain a permit for overnight parking at the clubhouse. Vehicles can be towed at owner's expense for parking without a permit.

The worst of the sidewalks have been repaired and further repairs will commence in April/May.

TREASURER'S REPORT: Bob Helmick

There is \$104,000 in the operating account and \$195,000 in reserves. Currently there are liens on two homes. Delinquencies have been reduced from \$11,000 to \$7,000.

DIRECTOR OF CLUBHOUSE AND RECREATION AREA: Roger Rice

The marquee needs wood repairs and new lightbulbs which have been ordered.

Inside and outside walls around the pool have been cleaned.

VICE PRESIDENT/DIRECTOR OF ROOFING: Dorothy Muller

In the months of November/December, 4 tile roofs and 8 flat roofs were replaced. Of the roofs older than 1995, 6 tile roofs and 8 flat roofs have been replaced.

DIRECTOR OF PAINTING: David Hollis

No painting will take place in January and February. Painting and powerwashing will commence in March.

MANAGER'S REPORT: Joe Polskowski

The gates have slowed down drive-thru traffic.

Calvary has sold the property adjacent to the church to a developer with plans to build affordable housing. Zoning has given approval and it will go before the City Council on February 13, 2020.

OLD BUSINESS:

The new Guide Book will be ready by the end of the month and will be hand-delivered to each resident. Liz Rumore explained the process of non-compliance with the rules and regulations.

NEW BUSINESS:

A new weed and pest control contract with Trident has been signed. Prices will stay the same as last year. Motion by David Hollis seconded by Peggy Zamboni to accept the contract. Motion carried.

After discussion about the need for a crosswalk and stop sign at the clubhouse, David Hollis made a motion seconded by Liz Rumore to not approve either. Motion carried.

The importance of completing the census we'll receive in the mail was explained by Joe Polkowski. It will allow Mainlands to keep our 55+ status.

A motion to adjourn made by Dot Muller seconded by Jim Toothill. Motion carried.

Liz Rumore adjourned the meeting at 8:15 P.M.

Respectfully submitted,  
Peggy Zamboni  
Secretary