

MAINLANDS OF TAMARAC BY THE GULF
VIRTUAL ANNUAL MEETING OF UNIT 1
TUESDAY, OCTOBER 27, 2020

CALL TO ORDER: President Liz Rumore called the meeting to order at 7:00 p.m.

ROLL CALL: Present were Liz Rumore, Dot Muller, Bob Helmick, Peggy Zamboni, Roger Rice, David Hollis and Jim Toothill. Joe Polkowski, Manager, was also present. There were 55 residents in attendance and 244 proxies were received which gave us the needed quorum to conduct business.

Joe Polkowski presented the Proof of Notice Affidavit.

A motion was made by Dot Muller to accept the minutes of the Annual Meeting on October 29, 2019 seconded by David Hollis. The Board was polled and the motion passed.

Dot Muller made a motion to accept the 2021 partially funded budget as presented seconded by Peggy Zamboni. There being no questions, the Board was polled and the motion passed

President's Report – Liz Rumore

Liz thanked the board members, directors, and all volunteers for their hard work this past year. A new Rules & Regulations book was distributed, a complaint form was instituted, and there is now a suggestion box in the clubhouse. The most hazardous sidewalks have been taken care of and more are to be completed. A total of 39 interviews were done this year. Considering the conditions in Florida and the country, the clubhouse will remain closed.

Report from Vice President/Director of Roofing – Dot Muller

Five tile roofs and 11 flat roofs were replaced. No roofs were repaired. Five flat roofs and the clubhouse were silvercoated. Five tile roof replacements are on hold awaiting a shipment of tiles. When those roofs are completed, the replacement of tile and flat roofs installed before 1998 will begin.

Report from Treasurer/Alterations Director – Bob Helmick

The biggest expenses for the year were roof replacements and silvercoating as well as painting. Our reserves balance as of 9/30/20 is \$342,837; an increase of \$147,595 since the beginning of the year. Progress is being made in building up reserves for future major expenses. At the beginning of the year, we had \$7,112 in delinquencies which is now down to \$4,947 due to a change of procedure by the Board and Management Office.

Report from Director of Clubhouse and Rec Area – Roger Rice

The marquee was repaired. In the clubhouse, a decayed wall was rebuilt, some trim was repainted, new gutters were installed, new countertops, faucets and sink to be installed week of 11/16, new impact windows to be installed week of 11/30 followed by new blinds. The pool area was cleaned, lounge chairs re-strapped, a table and 6 chairs were added as well as potted

plants around fountain, and a pool heater was replaced. The pool will be resurfaced end March/early April.

Report from Director of Painting – David Hollis

Finished painting 65 houses; the next cycle will begin late March/early April with 65 houses scheduled to be painted. It will take a couple of years to fully cycle through Unit 1.

Report from Director of Lawns – Jim Toothill

A few minor problems were taken care of. Will look into lawn damage from mole crickets. In answer to questions from residents: Lawn sodding and tree maintenance are the homeowners' responsibility, edging is done on the front walkways; side yards and patios are homeowners' responsibility. Sprinklers are done monthly. Pest control spraying is done bi-monthly; some lawns needed additional spraying.

The following proposals on the agenda passed as follows:

- A) Operating Funds Rollover – 236 Yes/9 No
- B) Waive Fully Funded Budget – 230 Yes/15 No
- C) Background Checks – 223 Yes/22 No
- D) Raise Interview Fees – 220 Yes/25 No

Dot Muller made a motion to adjourn the meeting seconded by David Hollis. The Board was polled and the motion passed.

Liz Rumore adjourned the meeting at 8:03 p.m.

Respectfully submitted,

Peggy Zamboni
Secretary