

**MAINLANDS OF TAMARAC BY THE GULF
VIRTUAL BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 19, 2021**

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 was absent. Joe Polkowski, Property Manager, was also present.

A motion was made by Dot Muller and seconded by Bob Helmick to approve the minutes of the board meeting held on September 15, 2020. The board was polled and the motion passed.

PRESIDENT’S REPORT: Liz Rumore

Five cases of Covid 19 have been found in Unit 1. Joe Polkowski is working with the Health Dept to try to get vaccinations given in Mainlands.

The Master Association Board voted to remove the stop sign at Mainlands Blvd and 45th St and add a three-way stop sign at Mainlands Blvd and Unit 5. Liz requested a convex mirror and caution sign be placed at 45th Street which have been installed.

A reminder to residents not to venture into neighbors’ backyards; also be sure to pick up after your pets, and do not walk them on a long leash. Asked all residents to be responsible and respectful of your neighbors and their properties.

Do not use the Nextdoor website to ask questions pertaining to our Docs and Rules & Regulations. If this type of information is needed, call the office or contact a board member. There’s been an issue with the credentials of the contractor for the sidewalks. Until it’s resolved, work is on hold. Joe is trying to find another vendor that would be in the same price range.

Congratulations to the current board for staying on budget in 2020, especially Dot Muller who handles roofing, and Roger Rice (along with volunteers) has transformed the clubhouse while staying on budget. The whole board did a great job handling everything that came their way in 2020.

There have been 12 interviews since the Annual Meeting in October; one was a rental turnover and 11 were new residents. In the year 2020, there were 41 interviews; three of which were rental turnovers. Six people who were already residents were also interviewed and are now on file in the office.

VICE PRESIDENT/DIRECTOR OF ROOFING: Dot Muller

In November/December, 8 tile roofs and 3 flat roofs were replaced. For the year 2020, 13 tile roofs were replaced, 14 flat roofs were replaced, 2 were repaired and 3 were silvercoated. Most replacements were due to roofs failing insurance company inspections.

Bill Neiss met with Officer Gatti regarding speeding on Mainlands Blvd. Within a couple of weeks, a speed sign will be added in the vicinity of the clubhouse. Bill took this task upon himself, as a good neighbor, followed through and kept everyone informed throughout the process.

TREASURER'S REPORT: Bob Helmick

As of December 31, 2020, there is \$108,255 in the operating account and \$385,919 in reserves. In one year, we have nearly doubled the amount in reserves, and we must continue funding the reserve account. Delinquencies for December 2020 total \$4,600, and two properties have been turned over to our attorneys. Considering the increases in water bills and insurance, we ended the year only \$2,600 over budget.

Alterations – For the year 2020, there were 161 alteration requests; in January 2021 to date, there have been 8 alteration requests.

DIRECTOR OF CLUBHOUSE/REC AREA – Roger Rice

The interior of the clubhouse is in the process of being repainted. A patio heater has been added to the pool area. The pool is scheduled to close March 29th for resurfacing and upgrading. More information is forthcoming on which units' pools we'll be able to use while ours is closed.

DIRECTOR OF PAINTING – David Hollis

The 2021 cycle of power washing and painting will begin end February/early March. 65 houses are on the schedule. A map showing those houses is available on the clubhouse bulletin board, at the office and on the Mainlands website.

MANAGER'S REPORT – Joe Polkowski

The convex mirror on 45th St will be adjusted for better visual use.

There is a City Council meeting on Thursday, January 28, a 6:00 p.m. at the Performing Arts Center. The main item on the agenda is the apartments on the Calvary Chapel lot. The developer has asked to meet with a couple of Mainlands representatives to state his case in its entirety.

The maintenance staff is up to date with work orders. Most requests are handled within a week.

For those wanting to receive the Covid-19 vaccine, Pinellas County is accepting pre-registration on their website (patientportalfl.com) or by calling 1-844-770-8548. In an effort to get the Health Dept to vaccinate at the Mainlands, we've contacted our state representatives and senators, and sent an email to Governor DiSantis. We have more than 2,000 residents over 65. You will be kept informed of any new developments.

NEW BUSINESS:

Unit 1 Welcome Signs – There would be two signs; one at the entrance from Rt. 19 and one as you enter Unit 1 from Unit 2 at a cost of \$650 each. Stones or flower beds would be around the signs. Liz Rumore made a motion to purchase the signs seconded by Dot Muller. The board was polled and the motion passed.

Volunteers & Committees – Asking for volunteers to form a committee to stay in contact with residents who live alone and those in their 80's and 90's. The Health Dept and others have programs that we could implement here.

New residents, Karen and Geoff Sommerville, have stepped forward and will be doing the interviews soon.

If flowers are planted around the new welcome signs, we would need volunteers to take care of them on a weekly basis.

If you have 2-3 hours per month and are computer knowledgeable, consider taking over the Journal editor position. Vince Rumore will be stepping down soon, and without a new editor, there will be no Journal. Barry Matthews handles all the advertising contracts which make money for our Unit. There are also 3 proofreaders. The Journal is published 11 times per year as July/August are combined into one. When ready, it's emailed to the office for printing and Tami Scheele picks them up for distribution. Vince and Barry will help train the new editor. You may email or call Vince if you're interested.

Regarding other volunteer opportunities, you may call or email Liz Rumore.

David Hollis made a motion to adjourn the meeting seconded by Peggy Zamboni. The board was polled and the motion passed.

Liz Rumore adjourned the meeting at 7:38 p.m.

Respectfully submitted,
Peggy Zamboni
Secretary