

MAINLANDS OF TAMARAC BY THE GULF
VIRTUAL BOARD OF DIRECTORS MEETING
TUESDAY, FEBRUARY 16, 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. Joe Polkowski, Property Manager, was also present.

A motion was made by Dot Muller and seconded by David Hollis to approve the minutes of the board meeting held on January 19, 2021. The board was polled and the motion passed.

PRESIDENT’S REPORT: Liz Rumore

Since last month’s meeting, there is one additional case of Covid in Unit 1.

Due to a recent incident and the fact that we do not have a Neighborhood Watch, we need to look out for each other. If you see anything out of the ordinary, day or night, do not confront, but call the police immediately.

Since the amendments to our documents have been sent to homeowners, we have now instituted background checks and raised the interview fee to \$100. New residents will be required to sign a form giving permission for background checks.

The red vinyl magnetic pouch given to us by the Fire Dept should be attached to your refrigerator and contain health and medication information and person to contact in an emergency. This will give the Fire Dept information they need to best help you. If you do not have a pouch, please let me know, and one will be left on my porch for you to pick up.

Larry Zafke, a newer resident, has stepped forward to take over the position of Editor of the Journal. He is very knowledgeable and experienced so we can expect some innovation in our Journal. Thanks to Vince Rumore for his work as Editor for the last 2 plus years.

Thanks to Geoff and Karen Sommerville for taking over the new-resident interviews which is an important volunteer position.

Regarding a volunteer committee to keep an eye on neighbors who live alone, one person and one board member have stepped forward to make wellness calls. Bonnie Keller has volunteered to look into a buddy system and talking to neighbors for ideas we can implement.

There have been 4 interviews since our January meeting, one rental turnover, and three new home sales which have not yet closed.

VICE PRESIDENT/DIRECTOR OF ROOFING: Dot Muller

In the month of January, 2 tile roofs were replaced and 1 is in process; 1 flat roof was replaced and 2 are in process; 2 flat roofs were silvercoated.

TREASURER’S REPORT: Bob Helmick

As of January 31, 2021, there is \$108,006 in the operating account and \$394,938 in reserves.

Delinquencies total \$5,639 and 2 properties have been turned over to legal.

Alterations – There were 12 alterations requests in January and all were approved.

DIRECTOR OF CLUBHOUSE/REC AREA – Roger Rice

The Unit 1 pool is scheduled to close the end of March. While closed, we may use the pools at Units 2 and 5. The painting of the clubhouse has been completed; thanks to volunteers Dick & Sue Grubar, Gary & Linda Frye, Janet Osgood, Tom Cooper, Donna Crabtree, Steve Rice, Debbie Rice, Bill Koziarz, and Jim Burkett.

DIRECTOR OF PAINTING: David Hollis

The power washing start date has been changed to the first two weeks of March 2021. Meeting planned with paint contractor to determine where he will start and the route to be taken. The office will be advised and will notify homeowners of schedule. A map showing which houses are scheduled for painting in the 2021 cycle is available at the Unit 1 clubhouse, the maintenance office, and on the Mainlands website.

DIRECTOR OF LAWNS: Jim Toothill

There were no major complaints in January.

MANAGER'S REPORT: Joe Polkowski

At their meeting last week, the City Council passed the zoning change for the apartments to be built on the Calvary Chapel property. More permitting is needed, but it's estimated they will break ground late 2021 or early 2022.

On Wednesday, February 17, robo calls will go out informing residents the Health Dept will be administering Covid vaccines to those over age 65 at Clubhouse 2 on Thursday, Friday, and Saturday, February 18-20. To schedule an appointment, call the office at 727-573-5670. There is also a consent form to be filled out which is available at the front door of each clubhouse and on the Mainlands website. Parking will be an issue so don't arrive before your appointment time. Masks must be worn.

OLD BUSINESS:

Rescinding the rights of residents at 9700 45th St N to use common area facilities and vote in our association due to non-payment of a fine. Liz Rumore made a motion to rescind their rights seconded by Dot Muller. The board was polled and the motion passed.

NEW BUSINESS:

Medical Items - The shed must be emptied of medical-type items, i.e., wheelchair, crutches, etc. It has been learned that if anyone were to be hurt while using a borrowed item, the association could be sued. A motion was made by Jim Toothill seconded by Peggy Zamboni to remove the medical items. The board was polled and the motion passed.

Common Use Agreement – All board members have reviewed a copy of the agreement put together by a Master Association committee. David Hollis made a motion to accept the common use agreement seconded by Bob Helmick. The board was polled and the motion passed.

Interviews – Liz Rumore asked that Karen & Geoff Sommerfield be designated as assistant secretaries for interviews. Dot Muller made a motion to accept them seconded by Roger Rice. The board was polled and the motion passed.

Dot Muller made a motion to adjourn the meeting seconded by Jim Toothill. The board was polled and the motion passed.

Liz Rumore adjourned the meeting at 7:35 P.M.

Respectfully submitted,
Peggy Zamboni, Secretary

