

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS' MEETING
TUESDAY, SEPTEMBER 21, 2021

CALL TO ORDER: Dot Muller called the meeting to order at 7:00 P.M.

ROLL CALL: The following were present – Dot Muller, Bob Helmick, Peggy Zamboni, Roger Rice, Jim Toothill, Joan Blais. Joe Polkowski, Property Manager, was also present.

A motion was made by Bob Helmick seconded by Jim Toothill to approve the minutes of the board meeting held on May 18, 2021. The board was polled and the motion passed.

A motion was made by Joan Blais seconded by Bob Helmick to accept Liz Rumore's resignation as president. The board was polled and the motion passed.

A motion was made by Jim Toothill seconded by Peggy Zamboni to appoint Dot Muller as acting president. The board was polled and the motion passed.

A motion was made by Dot Muller seconded by Bob Helmick to appoint Joan Blais as paint director to fulfill David Hollis' term. The board was polled and the motion passed.

A motion was made by Bob Helmick seconded by Jim Toothill to affirm the replacement of the clubhouse roof. The board was polled and the motion passed.

PRESIDENT'S REPORT: Dot Muller

Master Association Meeting – There was a petition from the residents on 40th Street complaining about drivers speeding up to the gate to try to tailgate through it. A committee was appointed, including Dot, to look into the issue. A discussion was held concerning the possibility of a 5-year lease at the current location of the management office. Our attorneys are in discussion with the attorneys of the woman who owns the monument at the entrance to Mainlands; the purpose being to try to come to an agreement for us to purchase the monument.

Our insurance costs have gone up approximately 10%. The amount of association dues dedicated to the water bill is about \$2 per household; therefore, it will not be refunded, but will be put toward the increased insurance costs.

Received an email from Larry Zafke resigning as editor of the journal. Without an editor, we would no longer have a journal. If you or anyone you know might have an interest, please let Dot or any board member know. Julia Woods will continue to do the calendar so we will be kept informed of meetings, activities, etc.

The first packet for our Annual Meeting has been sent.

DIRECTOR OF ROOFING: Dot Muller

For the month of August, 1 tile roof was replaced, three are in the works plus the clubhouse; 3 flat roofs were replaced. With the exception of a leaking roof, there will be no roof replacements until after hurricane season.

TREASURER/ALTERATIONS: Bob Helmick

As of August 31, 2021, there is \$110,464 in the operating account and \$392,720 in reserves. Delinquencies on 5 properties total \$10,162 and have been turned over to our attorneys. One property was bought back by the bank, and we are going after the bank to retrieve our money. From May 18 through September 15, 2021, there were 25 alteration requests.

DIRECTOR OF CLUBHOUSE/REC AREA: Roger Rice

Waiting on tiles to replace the clubhouse roof. Residents are once again using the pool and clubhouse. Gathering information on replacing the pool walls.

DIRECTOR OF PAINTING: Joan Blais

Blocks 29 through 33 have been completed this year on schedule. This fall, the roofs and houses on block 36 will be washed.

DIRECTOR OF LAWNS: Jim Toothill

Received several complaints about the height of the grass. This is due to not being able to mow because of the heavy rains we've recently had.

MANAGER'S REPORT: Joe Polkowski

Will be doing property inspections starting this week looking for homes with untrimmed bushes and any other violations. Work orders are on schedule. A vote on retractable awnings will be included in the second notice of the Annual Meeting.

NEW BUSINESS:

Additional handicapped spaces have been added to the clubhouse parking lot.

Neighborhood Watch needs volunteers. At the present time, only Tom Cooper is handling this.

The Fining Committee needs volunteers.

Cars parked on the street overnight are given notices on their cars. After 3 notices, the car is towed.

Rentals/leases must be renewed annually. There should be no more than 10% rentals, and at the present time, we are at 17%. Therefore, no new rentals will be allowed.

The meeting was then opened to questions from the floor.

A motion was made by Dot Muller seconded by Joan Blais to adjourn the meeting. The board was polled and the motion passed.

Dot Muller adjourned the meeting at 7:40 P.M.

Respectfully submitted,

Peggy Zamboni

