

MAINLANDS OF TAMARAC BY THE GULF
ANNUAL MEETING OF UNIT 1
WEDNESDAY, OCTOBER 27, 2021

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

ROLL CALL: Present were Dot Muller, Bob Helmick, Peggy Zamboni, Roger Rice, Jim Toothill, Joan Blais. Joe Polkowski, Manager, was also present. Between residents in attendance and proxies, we had the needed quorum to conduct business.

Certification of quorum was presented.

Proof of Notice Affidavit was presented.

Dot Muller thanked the following for their help:

Welcoming Committee – Karen & Geoff Somerville

Attendance Takers – Helene Masse, Doris Linton, Bessie Pataka, Thelma Bryan

Ballot Counters – Judy Coldren & Joe Polkowski, Property Manager

Kitchen Volunteers – Mary Saccol & Doris Linton

Donuts were provided by Bingo.

A motion was made by Joan Blais seconded by Jim Toothill to accept the minutes of the Annual Meeting held on October 27, 2020. The board was polled and the motion passed.

A motion to accept the 2022 partially funded budget was made by Roger Rice seconded by Jim Toothill. The board was polled and the motion passed.

President's Report – Dot Muller

Residents whose properties back up to Freedom Lake must keep their gates locked. The homeless are entering Mainlands through those gates and walking around our property. Police have stepped up patrols so they're on the lookout also. We have Neighborhood Watch patrols going around every night, and more volunteers are needed. They look for cars that are parked on the street overnight. Those cars receive two notices that they are in violation of the rules; if there is a third time, the car is towed. All dogs must be kept on a leash when outdoors, and the owner must be present. Also you must pick up after your dog whether on your own lawn or someone else's.

Treasurer/Alterations Director – Bob Helmick

Our reserve balance is currently \$425,856 which is an increase of \$82,737 from the same time last year. As of 9/30/21, reserve disbursements are \$518,635. The biggest expense is roofs followed by painting. We began the year with \$4,612 in delinquencies which now stand at \$12,189. The board, management office, and our attorneys are working to collect, lien, or foreclose on the properties. Both last year and this year there have been delays in court proceedings due to Covid. The challenge we have for our 2022 operating budget are increases we cannot control, i.e., master association dues, insurance, pool and lawn service, water, sewer, trash and our cable contract. In our 2022 budget, we have increased funding in reserves for painting, roofs and sprinkler irrigation. The financial outlook for Unit 1 is getting better as long as we continue to fund our reserves to avoid future assessments.

From October 2020 thru October 2021, we received 147 alteration requests.

Director of Clubhouse & Rec Area – Roger Rice

The clubhouse roof was replaced. The interior of the clubhouse was repainted, new ceiling tiles were installed, and new lighting was installed in the kitchen area. The pool was resurfaced and underwater lights were added. Patio lights were installed around the pool, a table and chairs were added along with new umbrellas. The shuffleboard court got a facelift with new paint colors. A special thanks to Bingo for the ceiling tiles and Jim Burkett for the new pool area sound system.

Director of Lawns – Jim Toothill

There have been 16 pest control complaints so far this year. We've also had complaints regarding weed whacking too close to trees or not weed whacking along fence lines. Sodding and tree trimming or replacement are the owner's responsibility. Edging is done on the front walkways. The contractor will weed whack side yards and patio areas, but will not edge. Pest control spraying is done bi-monthly. In some cases, additional spraying was required.

Director of Painting – Joan Blais

The washing and painting of houses was completed for blocks 29-33 as scheduled. The houses and roofs on block 36 are due to be washed by the end of the year. There has been a delay due to an injury to the owner of D&J Painting.

Director of Roofing: Dot Muller

In the month of September, one tile roof was replaced and 3 plus the clubhouse are in process; one flat roof was repaired and 5 are in process.

The following items on the agenda passed as follows:

Operating Funds Rollover – 232 Yes/11 No

Waiving Fully Funded Budget – 226 Yes/17 No

New Business:

A motion was made by Bob Helmick seconded by Joan Blais to allow retractable awnings on residents' properties. The board was polled and the motion passed.

Due to term expirations, four board positions were up for re-election this year: Roger Rice, Bob Helmick, Peggy Zamboni and Liz Rumore. Roger, Bob and Peggy put their names forward for board positions, and one resident, Barbara Schwendenman, sent in her resume'. Joan Blais has agreed to serve the remainder of David Hollis' term as painting director.

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

Dot Muller adjourned the meeting at 7:25 P.M.

After a short break, the organizational meeting of the Board of Directors was called to order by Dot Muller at 7:45 P.M. for the purpose of electing officers of the Association.

Roll call determined we had a quorum.

Peggy Zamboni nominated Dot Muller as President of the Unit 1 Board of Directors and she accepted.

Peggy Zamboni nominated Bob Helmick as Treasurer/Alterations Director and he accepted.

Joan Blais nominated Peggy Zamboni as Secretary and she accepted.

Roger Rice nominated Jim Toothill as Director of Lawns and he accepted.

Dot Muller nominated Roger Rice as Director of Clubhouse & Rec Area and he accepted.

Roger Rice nominated Joan Blais as Painting Director and she accepted.

Dot Muller nominated Barbara Schwendenman as Roofing Director and she accepted.

Jim Toothill was appointed to the office of Vice President and he accepted.

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

Dot Muller adjourned the meeting at 8:00 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary