

**MAINLANDS OF TAMARAC BY THE GULF**  
**UNIT 1 BOARD OF DIRECTORS MEETING**  
**TUESDAY, NOVEMBER 16, 2021**

**CALL TO ORDER:** Dot Muller called the meeting to order at 7:05 P.M.

**ROLL CALL:** The following were present – Dot Muller, Bob Helmick, Peggy Zamboni, Roger Rice, Barbara Schwendenman. Absent were Jim Toothill and Joan Blais.

A motion was made by Bob Helmick seconded by Barbara Schwendenman to approve the minutes of the board meeting held on September 21, 2021. The board was polled and the motion passed.

**President's Report - Dot Muller**

During the past year, our board president resigned, management arranged for the Covid vaccine to be given at Mainlands, our Journal editor resigned, a new board member was installed, and the clubhouse reopened for activities. The 80% turnout for our Annual Meeting was the largest in 12 years. There will be no homeowners meeting in December. Wishing all a happy and prosperous holiday season.

**Treasurer/Alterations Director – Bob Helmick**

Our reserves stand at \$426,363 which is double the amount at this time last year. We've had unexpected increases in costs we cannot control. We currently have \$107,454 in the operating account which is needed for our general month-to-month expenses. There are six homeowners that are over \$1,000 each in delinquencies which total \$14,432. A group owns a home in Unit 1 that owes \$5,800. Our attorneys are working on three of the six; the board and management are taking action on the rest. Our attorney fees are passed on to the delinquent homeowners' bills.

Alteration requests have slowed down a bit; there have been five since our meeting October 27<sup>th</sup>.

**Director of Clubhouse/Rec Area – Roger Rice**

The pool heaters were turned on October 1<sup>st</sup> and will remain on until April/May. There is a thermostat set at 87 degrees which will turn on if the water temperature falls below that. We're looking into the best way to repair or replace the wall around the pool.

**Director of Roofs – Barbara Schwendenman**

In the month of October, two tile roofs were replaced, two flat roofs were replaced and two are in process.

**NEW BUSINESS**

A motion was made by Roger Rice seconded by Peggy Zamboni to appoint Jeff Nocco, Jerry Brothers, Bill Neiss and Bob Hill to the Fining Committee. The board was polled and the motion passed.

A motion was made by Peggy Zamboni seconded by Bob Helmick to fine the owners of 9650 45<sup>th</sup> St N, Pinellas Park, FL \$100 per day starting October 10, 2021 for a violation of the Declaration of Condominium Underage and Permanent Resident ruling. The board was polled and the motion passed.

A motion was made by Bob Helmick seconded by Barbara Schwendenman to move \$2,200 from the reserves interest account to the home/roof painting account. The board was polled and the motion passed.

**As there was no further business and no questions from the floor, a motion was made by Dot Muller seconded by Peggy Zamboni to adjourn the meeting. The board was polled and the motion passed.**

**Dot Muller adjourned the meeting at 7:45 P.M.**

**Our next meeting is scheduled for January 18, 2022.**

**Respectfully submitted,  
Peggy Zamboni  
Secretary**