

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 18, 2022

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, Barbara Schwendenman. Absent were Joan Blais and Jim Toothill.

A motion was made by Bob Helmick seconded by Barbara Schwendenman to approve the minutes of the board meeting held on November 16, 2021. The board was polled and the motion passed.

President's Report – Dot Muller

Many improvements have been completed over the last few months; however there are still things that need to be addressed. The board members responsible will talk about the improvements that are yet to be completed. Over the course of the next several months or more, things will slowly change. Please be patient.

Treasurer/Alterations Director – Bob Helmick

As of December 31, 2021, our reserves are \$438,771 and our operating account balance is \$113,792. Maintenance fee delinquencies total \$6,591 with 3 homes owing more than \$1,000 each. This is down from our November 2021 total of \$14,432 so we have made progress. From November 16, 2021 through January 18, 2022, there have been 23 alteration requests.

Director of Clubhouse/Rec Area – Roger Rice

The men's restroom at the clubhouse is getting a facelift to include new counter, vanity, sink, faucets and paint. New audio equipment for the clubhouse is on order, and new covers for the handrails at the pool are on order. To date, estimates to repair the wall around the pool are: To tear it down and replace it with vinyl fencing would be \$45,000+; to have the old stucco replaced, sealed and painted would be \$25,000+; to have the loose stucco removed, power washed, sealed and painted would be \$6,000-\$7,000. Will look into getting additional estimates.

Director of Roofs – Barbara Schwendenman

In the months of November/December, two tile roofs were replaced and two are in process; three flat roofs were replaced and three are in process.

Director of Painting – Joan Blais

Houses on the east side of Mainlands Blvd have been pressure washed and are due to be painted in 2023. Our maintenance team then checked those houses and made any necessary crack and wood repairs. The next section will be washed and painted in mid-March or April, and homeowners will be notified at that time.

Director of Lawns – Jim Toothill

A reminder that we are into winter cutting season which is every other week. Mole cricket spraying is ongoing.

Manager's Report – Joe Polkowski

The ditch dredging on 102nd Avenue is ongoing, but should be completed in the next two weeks.

The caution tape around some oak trees in the median is to mark those that need to be trimmed for the vendor.

A Masters board meeting is scheduled for Thursday, January 20, at 9:00 A.M. at Clubhouse 2.

A gate committee meeting is scheduled for Friday, January 28, at 9:00 A.M. at Clubhouse 4 to discuss concerns of residents on 40th Street. Rest assured the gate will not be removed.

NEW BUSINESS:

Pool Wall – Roger Rice asked for permission to get estimates to have the loose stucco removed, the wall power washed, sealed and painted at a cost of \$6-\$7,000 to come out of the reserve account. Dot Muller made a motion to give Roger the go-ahead seconded by Peggy Zamboni. The board was polled and the motion passed.

Volunteers – Dot Muller asked for volunteers to help update the Unit 1 Rules and Regulations together with three board members. Contact Dot if you wish to volunteer.

Replacement of wood fencing on 45th Way – Dot Muller explained the need to begin replacing the wood fencing as it is in bad condition. One house at a time will be replaced with 6-foot PVC fencing as time and finances permit.

Trash & Recycle Bins – Peggy Zamboni reminded residents that bins are not to be brought to the curb before 6:00 P.M. on the night before pickup. Also please follow the recycling guidelines which are posted at recycle@pinellascounty.org. All boxes for recycling are to be flattened.

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

Dot Muller adjourned the meeting at 7:50 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary