

**MAINLANDS OF TAMARAC BY THE GULF**  
**UNIT 1 BOARD OF DIRECTORS MEETING**  
**TUESDAY, MAY 17, 2022**

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

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

A motion was made by Joan Blais seconded by Jim Toothill to accept the minutes of the board meeting held on April 19, 2022. The board was polled and the motion passed.

**President's Report – Dot Muller**

A recap was given of the Master Association meeting held on May 4, 2022. It appears we may be going to court regarding the front lots as our attorneys have not received any response from the owner of the monuments. We have been trying to take ownership of the monuments for nearly two years so we can do something with the front lots.

The master association combined two common-use agreements into one; we now have an agreement that covers all seven units and states the responsibilities of each unit.

The front lawn contract is going to "Complete Care" at a cost of \$4,500 per year.

As to Unit 1 business, the board meeting to be held on June 21, 2022 will be the last meeting before the July/August summer break. Some residents have had issues with wildlife getting into their homes. Please don't feed wildlife of any kind no matter how cute they appear. If you use the clubhouse for personal use, please be sure to clean up when you're done and leave it the way you found it. If our maintenance staff has to do the cleaning, you will be charged \$25 per hour. The Gate Committee is being reactivated at the request of the Master Association to research the viability of gating the main entrance since we cannot gate 102<sup>nd</sup> Avenue. The gates would be open during the day and closed from midnight to about 6:00 A.M. There are a few questions that need to be answered, and those answers will be presented to the Master Association. Please don't leave your pets tethered outside without someone with them, and with the extreme heat we're experiencing, they should be kept inside. Animal Control is starting to patrol Mainlands; remember it's a fineable offense. Residents in attendance have received their Green Books; any residents not here tonight can come to the clubhouse on Friday, May 20, and Friday, May 27, from 10:00-12:00 and 1:00-3:00. Peggy and Dot will be there to have you sign for and pick up the books. After those dates, they can be picked up at the Mainlands office.

**Treasurer/Alterations Director – Bob Helmick**

As of March 31, 2022, we have \$107,800 in our operating account and \$507,130 in our reserve account. An area of some concern is our maintenance fee delinquencies: We have four properties that are over \$1,000 each for a total of \$6,957, and these are in the hands of our attorneys. Since our April meeting, we have received six alteration requests.

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

Over the last couple of months, people have been asking to play shuffleboard. At the present time, the building does not have any lights or windows and has been closed up for years. As it's not safe, the building is being kept locked. Adding power and lights is in the works, but will be a long process. In the meantime, equipment has been placed in the clubhouse game room for those who want to play. Please return the equipment to the game room when done. There is a cabinet in the clubhouse on the side near the ladies room that is in disrepair; a new, upgraded cabinet has been purchased to replace it.

**Director of Roofs – Barbara Schwendenman**

In the month of April, three tile roofs were replaced and four are in process; three flat roofs were replaced and four are in process. As to roofs being replaced that have passed their life span, three have been replaced to date.

**Director of Lawns – Jim Toothill**

No major changes since our last meeting. Grass is getting greener, and with the help of additional rain, will stay green.

**Director of Painting – Joan Blais**

Homes are being washed on 45<sup>th</sup> Way up to 99<sup>th</sup> Ave. For residents who want to paint their shutters and doors, if the color is already approved, an alteration request is not needed. If it's not an approved color, an alteration request is required.

**Manager's Report – Joe Polkowski**

The Master Board voted to add 12,000 gambusia minnows to the lake to help control the blind mosquito population. They also voted to do a complete signage change at the 40<sup>th</sup> St gate and on the corner of 40<sup>th</sup> St and Mainlands Blvd. Signs now in place will be removed, and new signage will be placed in the middle of the road making them easier to read. There will be one line in Spanish directing traffic to US 19 if they cannot get through the gate. Speed tables were voted down for now since they want to see if the new signage corrects the issues.

Peggy Zamboni reminded everyone that trash and recycle bins are not to be brought to the curb before 6:00 P.M. on the night before pickup. There was some discussion from the floor.

Bill Neiss thanked the board for their service and also thanked our Manager, Joe Polkowski, for all his hard work.

A motion to adjourn the meeting was made by Joan Blais seconded by Barbara Schwendenman. The board was polled and the motion passed. Dot Muller adjourned the meeting at 7:45 P.M.

Respectfully submitted,  
Peggy Zamboni, Secretary

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