

MAINLANDS OF TAMARAC BY THE GULF
ANNUAL MEETING OF UNIT 1
WEDNESDAY, OCTOBER 26, 2022

CALL TO ORDER: President Dot Muller called the meeting to order at 7:01 P.M.

Roll Call: Present were Dot Muller, Bob Helmick, Peggy Zamboni, Jim Toothill, Joan Blais, Roger Rice, Barbara Schwendenman. Joe Polkowski, Property 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 – Helen Masse, Annette Plavsich, Bessie Pataka, Dee Dudinsky.

Ballot Counters – Sherry Cooper & Joe Polkowski.

Kitchen Volunteers – Mary Soccol

Donuts were provided by Bingo. Also Bingo has purchased 12 new chairs for the clubhouse and Carol Hoover purchased an additional 12.

A motion was made by Bob Helmick seconded by Roger Rice to accept the minutes of the Annual Meeting held on October 27, 2021. The board was polled and the motion passed.

A motion was made by Jim Toothill seconded by Joan Blais to accept the 2023 partially funded budget. The board was polled and the motion passed.

President's Report – Dot Muller

Our next board meeting will be held November 15, 2022 which will be the last one for the year. Dot thanked everyone who helped make this year's annual meeting run smoothly, i.e., those who greeted residents, checked them in, and counted proxies turned in at the meeting. Questions are being asked about recyclables, and in case you are not aware, Pinellas County receives funds from the recycling company which goes toward our property taxes. If recyclable items are not set out the proper way according to the Pinellas County Recycle Guide, they will not be picked up which is money going down the drain. Please read the recycle guide and follow its rules to help keep our property taxes manageable. We're entering the visitors' season, so if you are expecting guests and do not have enough room in your driveway, you need to go to the office and get a visitor's pass which is good for two weeks or you can get one from any board member. It's to be displayed on the car's dashboard, and the car is to be parked at the far end of the clubhouse parking lot. Do not park a car on the street overnight.

Treasurer/Alterations Director – Bob Helmick

Our reserve balance as of October 26, 2022 is \$505,979 which is an increase of \$79,917 over the same time last year so we are making progress. We have \$101,694 in our operating account. We began 2022 with \$3,795 in delinquencies and as of today, they are \$12,908. This board along with the management office and our attorney are working to collect, lien and foreclose in order to lower the amount of delinquencies. We have eight homes that are over \$1,000 delinquent and five of them are with our attorney for collection. One homeowner is over \$7,000 in arrears. Our budget consists of two

components which are operating and reserves. Our day-to-day expenses (operating budget) for 2022 is \$860,000 and our reserve budget is \$757,000. So far this year, our reserve disbursements total \$612,371. Our biggest expenses were \$413,659 for roof repairs and replacements and \$117,140 for painting. The challenge to our 2023 operating budget are cost increases we cannot control such as insurance, pool service, lawn service, electric, water, sewer, trash, Master Association dues and our cable contract. We have asked for an additional \$51,135 for our 2023 operating account which is a 6% increase over 2022. We have increased funding in our 2023 reserves account by \$24,000 which is a 4% increase mainly in roof repairs and replacements. What this means for our homeowners is a 4.4% increase in our 2023 maintenance fees. Dot, Joe and I review our expenditures in each account's line items to try to keep increases down. The financial outlook for Unit 1 is progressing, but we must continue to fund our reserves and be cost conscious in our endeavors to avoid assessments in the future.

From October 2021 thru October 2022, we received 132 alteration requests.

Director of Clubhouse & Rec Area – Roger Rice

In the past year, we replaced a couple of pool pumps and a pool heater. The men's restroom was updated; a dishwasher was installed in the kitchen; a new sound system was added to the pool area.

Director of Painting – Joan Blais

Our five-year plan is right on schedule. Phase four of washing and painting has been completed. Block 36 is the only one left and is due to be done in March 2023. The paint is holding up beautifully, especially the roof paint.

Director of Lawns – Jim Toothill

There have been more weed problems this year due to weather. There is a small increase in lawn cutting which amounts to about \$5.00 per cut.

Director of Roofing – Barbara Schwendenman

In 2022, we replaced 13 tile roofs and 25 flat roofs. Year to date, we've spent \$44,813 on roof and wood repairs.

Introduction of 2023 board members: With the exception of Joan Blais who is retiring from the board, the rest of the board will remain for 2023. A gentleman has volunteered to replace Joan as Painting Director and will be introduced at the November board meeting.

Dot called for a 15-minute break while votes were being counted.

NEW BUSINESS

The following items on the agenda passed as follows:

- A. Proposed Amendments – 154 Yes/84 No
- B. Operating Funds Rollover – 232 Yes/6 No
- C. Waiving Fully Funded Reserves – 225 Yes/13 No

At the request of a homeowner, Dot asked each board member to introduce themselves and give some information about themselves and their backgrounds.

In answer to a question posed by a homeowner as to how many owners live outside the Mainlands, Joe Polkowski determined there were 48 owners with addresses outside Mainlands.

Bob Helmick 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 7:50 P.M.

The organizational meeting of the board of directors was called to order by Dot Muller at 7:50 P.M.

Since all board members were present, we had the quorum needed to conduct business.

Roger Rice made a motion to retain all board members for the coming year seconded by Bob Helmick.

The board was polled and the motion passed.

Going forward if there is anything a homeowner would like on a board meeting agenda, please send an email to our Secretary, Peggy Zamboni, (peggzee@gmail.com) at least two weeks in advance of the meeting. We will get it on the agenda unless there is a solid reason it cannot be added such as redundancy, etc., and it will be discussed at the board meeting.

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

Dot Muller adjourned the meeting at 7:51 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary