

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 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, Barbara Schwendenman. Jim Toothill and Joan Blais were absent. Joe Polkowski, Property Manager, was also present.

A motion was made by Bob Helmick seconded by Roger Rice to accept the minutes of the board meeting held on June 21, 2022. The board was polled and the motion passed.

President's Report – Dot Muller

Our Annual Meeting will be held on October 26, 2022. If you do not plan to attend, please vote by proxy as without a quorum, we cannot conduct business, i.e., pass the budget for next year. When the ground is rain-soaked, the grass cannot be mowed, and we are given a credit. We are the only unit that allows large dogs, so we ask owners to be mindful of others and always keep your pet on a leash when outdoors. Vehicles, including guests', are not allowed to park on the street overnight. They belong in your driveway, in your garage, or in the clubhouse parking area with an attached visitor's pass. If the office is closed, you can get a pass from any board member. Vehicles are only allowed to park on the street during a hurricane or peak visitor season such as Christmas holidays. Notes from the last Masters Meeting: Our attorneys continue to work toward control of the front monuments. The management office is being upgraded to include painting, an awning over the front door and a shower for the maintenance crew. The next Masters meeting will not be until 2023. The email list is being purged to remove those who no longer live in Unit 1. Everyone comments that the board keeps Unit 1 moving forward, but no one has stepped up to run for the board. When Dave Hollis met his untimely death, Joan Blais stepped up to finish out his term. She has fulfilled her promise, and we now need a new Painting Director to fill the vacancy. I'm disappointed that no one has volunteered.

Treasurer/Alterations Director – Bob Helmick

For the time period ending July-August 2022, there is \$111,000 in our operating account and \$430,000 in reserves. The reserves have dropped mainly due to roof repairs and replacements. There are 10 homes delinquent in their maintenance fees; one as much as \$7,000. Reserves were budgeted at \$757,000 for 2022 and are budgeted at \$781,000 for 2023. Maintenance fees are being raised 4.4%. During the same time period, we received 32 alterations requests.

Director of Clubhouse/Rec Area – Roger Rice

The various clubs kept the clubhouse busy over the summer. A palm tree by the pool gate and some shrubbery in front of the clubhouse had to be replaced. One of the pool heaters had to be replaced. The sound system for the pool has been replaced and will shut off automatically.

Director of Roofs – Barbara Schwendenman

During the period June-August 2022, one tile roof was replaced and 3 are in process; 10 flat roofs were replaced and 5 are in process. To date, a total of 5 roofs that have passed their life span have been replaced.

Director of Painting – Joan Blais

Painting has been completed for the current year and should resume in March 2023. Block 36 on the east side of Mainlands Blvd and the clubhouse will be washed and painted next year.

Property Manager – Joe Polkowski

In July, 12,000 mosquito fish were installed in the lake to help control the blind mosquito population. On October 10 from 12:00 A.M. to 4:00 A.M., the US 19 entrance to Mainlands will be closed for a gas line test. Emergency vehicles will still have access. Response to this year's census has been very good. For homes that are against Bill Jackson's, the new vinyl fence on 5 homes has been finished with 7 homes remaining. After again speaking with the city regarding the nursing home fence, they have given their assurance that the nursing home is working to resolve the issue. A review of the amendments to the Declaration of Condominium was given.

A motion was made by Dot Muller seconded by Peggy Zamboni to approve the Annual Meeting Agenda. The board was polled and the motion passed.

A motion to adjourn the meeting was made by Barbara Schwendenman seconded by Peggy Zamboni. The board was polled and the motion passed.

Dot Muller adjourned the meeting at 8:05 P.M.

**Respectfully submitted,
Peggy Zamboni
Secretary**