

**MAINLANDS OF TAMARAC BY THE GULF**  
**UNIT 1 BOARD OF DIRECTORS MEETING**  
**FEBRUARY 21, 2023**

**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, Bill Neiss, Jim Toothill, Barbara Schwendenman. Joe Polkowski, Property Manager, was also present.

A motion was made by Bob Helmick seconded by Barbara Schwendenman to accept the minutes of the board meeting held on January 17, 2023. The board was polled and the motion passed.

**President's Report – Dot Muller**

Painting will start about the first week of April. Letters will be sent to homeowners before the scheduled start date. Homeowners should have received a copy of roofing tile colors in the mail. If you did not receive one, it's available at the office. Pick 3 of the 9 colors and return the mailer to the office. At our March board meeting, we will announce which 3 colors received the most votes, and those will be the ones we'll use going forward. We are still looking for replacements for our interviewers Karen and Jeff. They have turned in their letter of resignation but will help out until we find replacements. We would like new interviewers in place by end February/early March. On a personal note, Dot thanked everyone who sent her a get well card or stopped by with dinner while she was recuperating from knee surgery.

**Treasurer/Alterations Director – Bob Helmick**

As of January 31, 2023, we had \$101,981 cash on hand and \$578,493 in reserves. A year ago reserves were in the low 400's, so we are gaining ground. Delinquencies stand at \$9,319 with 5 homeowners owing more than \$1,000 each. Since our board meeting on January 17, 2023 through today, we have had 15 alterations requests.

**Director of Painting – Bill Neiss**

Weather permitting, D&J Painting is scheduled to begin power washing and painting April 9<sup>th</sup>. One home has been removed from the schedule as the homeowner painted his own home with permission from the office.

**Director of Lawns – Jim Toothill**

Tri-S is in the process of spraying Unit 1 lawns.

**Director of Roofing – Barbara Schwendenman**

For the month of January, there are 3 tiles roofs to be replaced (2 of which have passed their life span) and 5 flat roofs to be replaced. For the months of November/December 2022, 4 tile and 5 flat roofs need to be replaced. All are waiting for arrival of material.

**OLD BUSINESS**

**Shuffleboard Court** – There are funds in the budget to refinish the court and clear the drain not to exceed \$1,000. A motion was made by Jim Toothill seconded by Barbara Schwendenman to approve the expense. The board was polled and the motion passed.

## NEW BUSINESS

Declaration, Bylaws, and Articles of Incorporation – Amendments have been made to these documents since they were originally published in 1968. Anne Hathorn Legal Services will prepare an integrated, amended, restated and consolidated Declaration and an integrated, amended restated Bylaws and Articles of Incorporation. Peggy Zamboni made a motion to approve the work seconded by Barbara Schwendenman. The board was polled and the motion passed.

Board Vacancy – Peggy Zamboni made a motion to re-appoint Roger Rice as Director of the Clubhouse/Rec Area seconded by Barbara Schwendenman. The board was polled, the motion passed, and Roger accepted the position. He will be training an assistant to help with all his duties.

Roof Tile Colors – There are 9 colors out of which homeowners will pick their 3 favorite and return the mailer to the office. The colored tiles will cost less than white tiles; they will only need to be power washed every couple of years and not have to be painted.

Sidewalks – Phase 1 of sidewalk replacement consisted of marking those that are a hazard and will be the first replaced. We are getting estimates on installing reinforced concrete. A reminder to NOT PARK ON SIDEWALKS. If anyone sees this happening, call the office and Joe will get them to move.

Pets Tethered Outdoors – Whenever a pet is left outdoors, the homeowner must be present. If no one is with the dog, the homeowner will be fined.

Bill Neiss has tendered a letter of resignation from the Fining Committee. Since he is now a board member, he feels it would be a conflict of interest to remain on the committee. Therefore, we will need a replacement for the Fining Committee.

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

Dot Muller adjourned the meeting at 7:35 P.M.

Respectfully submitted,  
Peggy Zamboni  
Secretary