

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
MARCH 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, Roger Rice, Jim Toothill, Barbara Schwendenman. Absent was Bil Neiss. Joe Polkowski, Property Manager, was also present.

A motion was made by Jim Toothill seconded by Bob Helmick to accept the minutes of the board meeting held on February 21, 2023. The board was polled and the motion passed.

President's Report – Dot Muller

The three roof tile colors which received the most votes are kona red range (red terracotta), light gray (royal palm), light tan (boca cream). If a roof needs replacement and the owner or bank cannot be located, the default color will be light gray. In the coming months, some needed improvements will take place around the clubhouse and rec area. Roger and Joe will elaborate. The board wishes to thank Sherry Cooper for her service to the Social Club and the residents of Unit 1. She's leaving us with some big shoes to fill.

Treasurer/Alterations Director – Bob Helmick

The operating account has a balance of \$97,422 and the reserves account stands at \$587,253. Disbursements out of the reserves account for January and February totaled \$82,000. At February's board meeting, delinquencies were at \$9,100; to date they have gone up to \$12,207. We have six homeowners in arrears of over \$1,000 each. Two of these homes are being sold, and we will collect from them at closing.

Since our February meeting, we have had 7 alterations requests.

Director of Clubhouse/Rec Area – Roger Rice

There are new cast aluminum tables for the pool area, and a seating area by the picnic table has been added. Regarding the rest rooms, no specific person is assigned the responsibility of locking and unlocking the doors. The first people who arrive at the pool in the morning should unlock them, and the last people to leave should lock them. Roger's new assistant is Tom Cooper, so if you have any questions or suggestions, feel free to speak with him.

Director of Roofs – Barbara Schwendenman

In the month of February, two tile roofs and two flat roofs were replaced. Year-to-date, we have replaced six tile roofs and five flat roofs.

OLD BUSINESS

Roof Tiles – Peggy Zamboni made a motion seconded by Barbara Schwendenman to approve the three colors of tiles to be used going forward. A poll was taken and the motion passed.

Interviewers – We are still in need of replacements for Karen & Jeoff Somerville who have tendered their resignation.

Fining Committee – We are still in need of a volunteer for the Fining Committee.

NEW BUSINESS

Pool Wall & Gates – We have a quote of \$3,150 from D&J Painting to clean, sand finish rough areas, and paint and seal the wall. It will be painted white with a blue top. As the pool wall is getting old, the board should consider setting money aside each year so it can eventually be replaced. New vinyl gates are also needed to replace the old wire ones. Our maintenance department can take care of this at a cost of \$800-\$1,300. The cost of the gates would be approximately \$4,500. A motion was made by Roger Rice seconded by Barbara Schwendenman to approve the costs involved. The board was polled and the motion passed.

Awning Over Side Entrance – The awning will start just beyond the pool gate and will extend over the sidewalk about two feet. The area will be completely covered with a two-foot overhang over the sidewalk which will prevent people from being exposed to rain while waiting to enter the clubhouse. It will also provide coverage over the grill area. The cost of the awning is \$4,550 plus taxes and permit for a total of \$5,043. Peggy Zamboni made a motion seconded by Barbara Schwendenman to approve the expense. The board was polled and the motion passed.

Video Surveillance – We need a new system that will record and allow playback. We can get one with six days of recording and four cameras for under \$700. Roger Rice made a motion seconded by Jim Toothill to approve the expense. The board was polled and the motion passed.

Shuffleboard Court – Our maintenance people have done work on the drainage system; the courts have been resurfaced and repainted; new vinyl benches installed for seating; scoreboards are on order. The storage building needs to be cleaned out and broken equipment disposed of.

Lawns – The brown spots on our lawns are partly due to sprinkler issues and partly due to lack of rain. Homeowners should call the office if they have problems with their lawns, and someone will be sent out to determine what is causing the browning.

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

Dot Muller adjourned the meeting at 8:00 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary