

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
UNIT 1 CLUBHOUSE
MAY 16, 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, Bil Neiss, Barbara Schwendenmann. Absent was Jim Toothill. Joe Polkowski, Property Manager, was also present.

A motion was made by Roger Rice seconded by Bob Helmick to accept the minutes of the board meeting held on April 18, 2023. The board was polled and the motion passed.

President's Report – Dot Muller

Signs not allowed in yards with the exception of yard sale signs letting people know where to park. Groups using the clubhouse must clean up when done including taking out the trash bags, turning off the lights and, most importantly, locking the doors when you leave. Security cameras are being installed in the clubhouse shortly. Until then do not bring any new items into the clubhouse. The shuffleboard courts are operational, and the storage shed next to the court has been cleaned out. The water aerobics instructor will ask residents from other units to leave when taking space away from our residents. Visitors of residents are allowed to use our pool; however, those under 14 years of age must be accompanied by the homeowner. Per the Pinellas County Health Dept, the pool has a limit of 26 people.

Treasurer/Alterations Director – Bob Helmick

As of April 30, 2023, our operating account has a balance of \$111,715 and our reserves account balance is \$610,564. Year-to-date disbursements from reserves is \$196,871. Delinquencies last month were \$13,079 and are now \$8,436 with 5 properties over \$1,000 each in arrears with their maintenance fees.

Since our April meeting, there have been 10 alterations requests.

Director of Clubhouse/Rec Area – Roger Rice

The pool wall has been painted. A new KitchenAid dishwasher is being installed in the kitchen. New umbrella canopies and an additional first aid kit have been delivered. Vinyl gates are in the works to replace the wire gates at the pool. Getting music to the pool area is a work in progress. In the near future, the pool deck will be cleaned and sealed and top cabinets will be added in the kitchen.

Director of Painting – Bil Neiss

The balance of homes on Mainlands Blvd in need of painting has been completed. The storage building has been patched and painted and the two canopies have been painted.

Director of Roofs – Barbara Schwendenmann

In the month of April, 2 tile roofs and 5 flat roofs were replaced. An additional 5 tile and 6 flat roofs are waiting for supplies to complete. As far as roofs past their life span, to date we have replaced 10 tile roofs and 3 more are in process.

OLD BUSINESS

Parking on Sidewalks – Residents must inform visitors, delivery people, etc. that they are not allowed to park on sidewalks. The association has just spent over \$6,000 repairing cracked sidewalks. If you notice a vehicle parked on a sidewalk, contact the office and Joe will respond.

Fining Committee – We are still in need of volunteers for the Fining Committee. Although it is a necessary committee, it takes up very little of a volunteer's time. The board makes the decision as to whether a homeowner should be fined for non-compliance of a rule/regulation and sets the amount of the fine. The homeowner is sent a letter asking them to appear before the fining committee where the board and the homeowner present their cases. The committee then makes a decision as to whether or not to uphold the fine. A minimum of 3 people is required although it's best to have more than the minimum. This committee was formed 3 years ago and to date, has only had to meet once.

NEW BUSINESS

DaCosta Construction presented a proposal for adding two concrete pads by the side entrance of the clubhouse for additional golf cart parking and an area for grilling at a cost of \$4,762. Peggy Zamboni made a motion to accept the proposal seconded by Bil Neiss. The board was polled and the motion passed.

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

Dot Muller adjourned the meeting at 7:50 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary