

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
UNIT 1 CLUBHOUSE
JUNE 20, 2023 – 7:00 P.M.

CALL TO ORDER: Dot Muller called the meeting to order at 7:02 P.M.

ROLL CALL: The following board members were present – Dot Muller, Peggy Zamboni, Roger Rice, Bil Neiss, Barbara Schwendenmann, Jim Toothill. Absent was Bob Helmick.

A motion was made by Bil Neiss seconded by Barbara Schwendenmann to accept the minutes of the board meeting held on May 16, 2023. The board was polled and the motion passed.

President's Report – Dot Muller

There are no board meetings in July and August; the next meeting is scheduled for September 19, 2023. The summer months bring visitors so please use common courtesy at the pool. Visitor parking passes, which are good for 2 weeks, may be obtained at the office or from any board member. There are signs on all clubhouse doors that we now have video surveillance both indoors and outdoors. The outside of homes cannot be painted any color but white. Colors may be painted on front doors, shutters, and metal awnings. An alterations request is required. During the summer, the board will be working with the office to prepare next year's budget. We will do our best to keep any increase in maintenance fees at 5% or less.

Treasurer/Alterations Director – Bob Helmick

In Bob's absence, Peggy Zamboni gave the financial report. The cash account has \$106,757 and the reserves account has \$605,044. Disbursements from reserves between January-May 2023, was \$310,586. Maintenance fee delinquencies are \$7,381 with 5 homeowners owing more than \$1,000 each. From May 16 through June 16, 2023, there were 16 alterations requests.

Director of Clubhouse/Rec Area – Roger Rice

The new dishwasher has been delivered, and there is still some work to be done on the cabinets surrounding it before it can be used. The new first aid kit is in place and new umbrella canopies have been installed. Concrete for additional golf cart parking and new walkways will be poured by the end of July. The vinyl gates and relocating the pool speakers are works in progress. The video surveillance system is up and running.

Director of Roofs – Barbara Schwendenmann

In the month of May, 3 flat roofs were replaced; 6 additional flat and 6 tile roofs are waiting on supplies to be completed. Regarding roofs past their life span, to date 10 tile roofs have been replaced and 3 are in process. Homeowners are responsible for replacing gutters while Old Time Roofing will replace 30 square feet or 30 linear feet of fascia.

Director of Painting – Bil Neiss

Waiting on an estimate to repair a homeowner's porch ceiling which will be painted once repaired. There was some difficulty in getting two homeowners to pay the painting company for work done. One has been resolved and we're awaiting payment from the second homeowner.

Director of Lawns – Jim Toothill

Tri-S sprayed and treated the grass this week. There have not been any recent homeowner complaints.

NEW BUSINESS

We have received in writing a volunteer for the Fining Committee. Dot Muller made a motion to appoint Dee Dudinsky to the Fining Committee seconded by Bil Neiss. The board was polled and the motion passed.

Cleaning & Sealing Pool Pavers – Estimates were received from three companies and All Around Tampa was chosen at a cost of \$6,633. The work is tentatively scheduled for July 10-12. A motion was made by Dot Muller seconded by Bil Neiss to approve their estimate. The board was polled and the motion passed.

Standing Water – Mosquito season is here so if there is any standing water around your home, i.e., birdbaths, empty planter pots, etc., please empty them and turn them upside down. Hopefully this will help keep the mosquito population down.

Dogs Outdoors – Anytime a dog is outside your home, they must be on a leash and the owner must be present. Not following this rule is a fineable offense.

Bil Neiss 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 7:35 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary