

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 ANNUAL MEETING – UNIT 1 CLUBHOUSE
WEDNESDAY, OCTOBER 25, 2023

CALL TO ORDER: President 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, Bil Neiss, Jim Toothill, Barbara Schwendenmann; Roger Rice was absent. Joe Polkowski, Property Manager, was also present. With 82 residents present plus proxies, we had the necessary quorum to conduct business.

Certification of quorum was presented.

Proof of Notice Affidavits 1 and 2 were presented.

A motion was made by Bil Neiss seconded by Barbara Schwendenmann to accept the minutes of the Annual Meeting held on October 26, 2022. The board was polled and the motion passed.

President's Report – Dot Muller

The board will not hold meetings in the months of November and December; the next meeting will be January 16, 2024. Since no one has indicated an interest in serving on the Unit 1 Association Board, the current members will serve another two-year term. The following volunteers were thanked for their work at the meeting: Bessie Pataka, Mary Soccol, Helen Masse, Judy Coldren, Dianne Gibson, Dee Dudinsky, Karen and Geoff Somerville. Residents were also thanked for their generous donations toward Mainland's Wounded Warriors Walkathon to be held January 6, 2024. Enough money was raised to sponsor 2.4 walkers. Donations are still welcomed. The Social, Women's, and Men's Clubs were thanked for their future planned activities. There have been exceptional events with great turnouts. With visitors coming for the holidays, please make all feel welcome. Happy Holidays to all; stay safe and enjoy yourselves.

Treasurer/Alterations Director – Bob Helmick

The challenges for our 2024 operating budget are cost increases beyond our control, i.e., insurance, lawn service, sprinklers, electric, water/sewer, trash, pool service and the Master Association. The operating budget increase for 2024 is \$39,450 or 4.3%. Funding to our reserves for 2024 has increased by \$69,208 or 6.3% mainly for roof repairs/replacements and house painting. Year-to-date reserves disbursements are \$515,413. The 2024 maintenance fees will increase by 4.99%. We began 2023 with \$16,388 in maintenance fee delinquencies and we are down to \$6,330. The board, management office, and our attorney are working to collect, lien or foreclose to further reduce this amount. There are only two homeowners that are delinquent over \$1,000 each and both are with our attorney for collection. Our reserves balance as of October 25, 2023 is \$693,327 which is an increase of \$237,821 from the same time last year. Our operating account stands at \$87,788. The financial outlook for Unit 1 is headed in the right direction. We must continue to fund our reserves and be cost conscious in our endeavors to avoid any assessments in the future.

From October 1, 2022 through October 25, 2023, we processed 144 alterations requests.

Director of Painting – Bil Neiss

A total of 22 homes plus the clubhouse were power washed and painted this year. The following was also completed at the clubhouse: Three awnings were power washed and painted; the pool wall was

patched, power washed and painted; the storage building was patched, power washed and painted. We are at the end of the five-year painting program. A new five-year program will begin in late March 2024.

Director of Roofing – Barbara Schwendenmann

From January 1 through October 25, 2023, six tile roofs were completed and 13 are pending; 10 flat roofs were completed and 12 are pending. When tile is removed, a new membrane is placed on the roof while awaiting delivery of the new tile. Five roofs past their life span have been completed and four are pending. We have a total of 147 roofs past their life span.

Other Business

Joe Polkowski, Property Manager, gave an update on the new Spectrum contract and answered questions.

The 2024 partially funded budget was voted on and accepted as presented. The waiving of fully funded reserves passed as follows: 266 Yes/2 No.

Bob Helmick made a motion seconded by Bil Neiss to retain all board members in their current positions for an additional two-year term. The board was polled and the motion passed.

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

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

Respectfully submitted,
Peggy Zamboni
Secretary