

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
JANUARY 16, 2024

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

ROLL CALL: The following board members were in attendance – Dot Muller, Bob Helmick, Peggy Zamboni, Bil Neiss, Roger Rice, Barbara Schwendenmann, Jim Toothill. Joe Polkowski, Property Manager, was also in attendance.

A motion was made by Roger Rice seconded by Bil Neiss to accept the minutes of the board meeting held on September 19, 2023. The board was polled and the motion passed.

President's Report – Dot Muller

Residents were reminded that alcoholic beverages are not to be stored in the clubhouse refrigerator. Leftover beverages brought to a clubhouse function are to be taken home; any left behind will be disposed of. The office will be acquiring a new, larger copy machine to better handle the workload. The office will also be painted, installing new furniture, etc. to make it more welcoming to visitors. Tri-S is planning to do a special treatment ahead of bug season to help with lawn damage. During any and all clubhouse activities, a Unit 1 member must be present. If the clubhouse is rented for a personal family function, access to the patio or pool is not included. Effective immediately, all dishware in the clubhouse kitchen will be locked up as a large number of cups has disappeared. Our Social Club went to great expense to purchase these items in order to avoid purchasing paper goods for every function. Other units will not be allowed to take items out of our clubhouse without the permission of a Unit 1 board member. Some 8-foot tables as well as chairs were borrowed and not returned.

At the last Master Association meeting, Unit 5 stated they want to place a 4-way stop sign at the corner of 49th Street and Mainlands Blvd., which will be further discussed at the next meeting. Also discussed was what to do with the median since the dying palm trees will have to be removed. At our February board meeting, we will discuss changes to the rules regarding patio and porch fences.

Treasurer/Alterations Director – Bob Helmick

As of December 31, 2023: The operating cash balance was \$140,470; the reserves balance was \$712,476 which is the best it's been in 5 years; disbursements from reserves in 2023 totaled \$693,206; delinquencies totaled \$7,054 with two homeowners in arrears over \$1,000 each and are with our attorney for collection/foreclosure.

To date in 2024, there have been 8 alterations requests.

Director of Clubhouse/Rec Area – Roger Rice

Concrete work at the clubhouse is underway; when completed, we'll move forward with the new awning which was previously approved by the board. PKS Aluminum quoted the best price of \$5,500 for a 9'x30' awning. Received a proposal from Rose Paving to seal and restripe the parking lots, including the driveway at the front of the building. The cost will be \$5,070 plus \$350-400 to stripe the new golf cart parking area.

Director of Lawns – Jim Toothill

In 2023, there were 43 lawn complaints which included bugs, weeds, and other issues.

Director of Painting – Bil Neiss

Regarding the 2024 house painting schedule, we have received two proposals and are awaiting one or two more. A decision will be made once all proposals have been received.

Director of Roofs – Barbara Schwendenmann

During the year 2023, 18 tile roofs were replaced (10 of which were past their life span), and 24 flat roofs were replaced.

Manager's Report – Joe Polkowski

We're losing palm trees in the median due to a palm fungus which is in the soil; therefore, replacement palms are not an option. Several ideas are being given consideration, i.e., turning the median into a walking path, planting a type of ground cover with or without flowers, planting oak trees, etc.

NEW BUSINESS

Flags – The only flags which will be accepted are US flags, state flags, military flags, country flags, sports team flags, seasonal holiday flags. No other flags are allowed.

Patio and Porch Enclosure Colors – Colors other than white will be allowed as long as it matches the color scheme of the front door and shutters. An alterations form must be submitted for approval by the Alterations Director.

Driveway Parking – Cars parked in driveways must not overhang the sidewalk. Those that do will be reported to the office.

Peggy Zamboni made a motion seconded by Bil Neiss to vote on patio/porch enclosure colors at the February board meeting. The board was polled and the motion passed.

Jim Toothill made a motion seconded by Barbara Schwendenmann to approve the parking lot paving and striping proposal. The board was polled and the motion passed.

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

Dot Muller adjourned the meeting at 8:15 P.M.

The next board meeting is scheduled for Tuesday, February 20, 2024.

Respectfully submitted,
Peggy Zamboni
Secretary