

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
FEBRUARY 20, 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 Bil Neiss seconded by Roger Rice to accept the minutes of the board meeting held on January 16, 2024. The board was polled and the motion passed.

President's Report – Dot Muller

Persons living in a home other than the homeowner are granted 30 days before they have to be interviewed. Board members enjoy attending social events just as a homeowner. Please do not confront them with board concerns. Board meetings are to be conducted in a civilized manner. Homeowners have the right to question or disagree with board actions; however, if discussions escalate, the homeowner will be asked to vacate the clubhouse. The board consists of volunteers, so please show them some courtesy. Parking vehicles (cars, golf carts, RV's) on the sidewalk or grass is prohibited. If anyone has received a phone call or text from Spectrum, it is a scam. Just hang up.

Treasurer/Alterations Director – Bob Helmick

As of January 31, 2024, the operating cash balance was \$135,079 and the reserve balance was \$707,807. To date, disbursements from reserves stands at \$73,894. Delinquencies total \$8,394 with three homeowners in arrears more than \$1,000 each; two of them are with our attorney for collection/foreclosure.

From January 16 to February 20, 2024, we have had 6 alteration requests.

Director of Clubhouse/Rec Area – Roger Rice

The concrete at the clubhouse has been poured, and the parking lot has been sealed and restriped. At the January board meeting, a proposal for the new awning from PKS Aluminum was presented at a cost of \$5,500. This proposal was voted on later in the meeting.

Director of Painting – Bil Neiss

All three proposals for the painting contract have been received with D&J Painting having the best price at \$1,875. Garage doors and awnings are not included. The cost to homeowners to have D&J paint them is \$40 for small awnings and \$60 for large awnings; garage doors are \$80. This proposal was voted on later in the meeting.

Director of Roofs – Barbara Schwendenmann

In the month of January, 4 tile roofs and 4 flat roofs were replaced and 5 tile and 3 flat roofs are in process. Regarding roofs past their life span, we began replacing those from 1991, and we are up to 1997. Homes that develop leaks get priority over this project. The new roofs have a 30-year warranty vs. a 12-year warranty on the old roofs.

Property Manager – Joe Polkowski

A red flashing stop sign is being tested on Mainlands Blvd in Unit 3. If it helps to alert drivers to stop, installing them elsewhere can be considered. There will be some construction on 97th Ave between

44th St and 44th Way to replace a section of sewer under the road and sidewalk. Do not call the emergency line for a broken sprinkler; just leave a voicemail, and a work order will be made the next business day.

NEW BUSINESS

Painting Contract – A motion was made by Bil Neiss seconded by Barbara Schwendenmann to approve the painting contract presented by Bil Neiss. The board was polled and the motion passed.

Awning Contract – A motion was made by Bil Neiss seconded by Jim Toothill to approve the awning contract as presented by Roger Rice. The board was polled and the motion passed.

Flag Rule – Homeowners are allowed to display the American flag, military flags, state flags, country flags, holiday flags and sports team flags. Gay Pride flags may be displayed during Gay Pride month only. No other flags are allowed. They must be displayed on a flag pole attached to the home or on a garden flag stand. The size is not to exceed 4.5 ft x 6 ft. A motion was made by Peggy Zamboni seconded by Bil Neiss to approve the new rule. The board was polled and the motion passed.

Colored Fences – A motion was made to allow homeowners to paint their porch and patio fences the same color as their shutters and doors. The board was polled and the motion failed.

Fence at 9300 45th Street – A motion was made to approve the execution of an Easement and Access Agreement with the owners of 9300 45th Street N for installation of a fence at the rear of their lot. The board was polled and the motion passed.

Mole Cricket Treatment – A motion was made by Jim Toothill seconded by Bil Neiss to approve a one-time Tri-S treatment of Top Choice at a cost of \$9,450. The board was polled and the motion passed.

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

Dot Muller adjourned the meeting at 8:18 P.M.

The next board meeting is scheduled for Tuesday, March 19, 2024.

Respectfully submitted,
Peggy Zamboni
Secretary