

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

CALL TO ORDER: President Dot Muller called the meeting to order at 7:00 P.M.

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

A motion was made by Bil Neiss seconded by Roger Rice to approve the minutes of the board meeting held on March 19, 2024. The board was polled and the motion passed.

President's Report – Dot Muller

If you have a security system installed in or around your home, please display the sign near your front door or porch. A reminder that any flag not on the approved list must be removed by April 30, 2024. A thank you to all residents who are allowing board members to enjoy social functions without having to answer questions regarding board business.

Treasurer/Alterations Director – Bob Helmick

For period ending March 31, 2024, the operating cash balance was \$143,265 and the reserve balance was \$764,619. To date, disbursements from reserves are \$155,694. Maintenance fee delinquencies total \$8,307 with three homeowners in arrears more than \$1,000 each. Two of these delinquencies are with our association attorney for collection/foreclosure.

Since our March board meeting, there have been eight alteration requests.

Director of Clubhouse/Rec Area – Roger Rice

Due to stopped up drains in the clubhouse kitchen, plumbers were called but were unable to clear the lines. A decision was made to remove a section of floor to reach the clog. Once the work is complete, a cleanout will be installed to eliminate future problems. Awaiting further information on cost and start date.

Director of Lawns – Jim Toothill

Tri-S has completed the extra spraying needed for mole crickets. This is in addition to the regular bi-monthly spraying.

Director of Roofs – Barbara Schwendenmann

In the month of March, two tile roofs and one flat roof were replaced; six tile and five flat roofs are in process. As to roofs past their life span, two were replaced.

Director of Painting – Bil Neiss

In block 23, 16 houses are scheduled for power washing and painting within the next couple of weeks. Homeowners were contacted and asked to cut back any shrubs against the house to allow room for the painters to work. Block 22 is scheduled as soon as block 23 is completed. Any homeowners that would like their shutters and/or doors painted a color that is not on our paint chart must turn in an alteration request to the office which will then be approved or denied.

Property Manager – Joe Polkowski

Pinellas County continues stage 1 water restrictions which means lawns may only be watered once a week. These restrictions are in place until at least July 1, 2024. To help ease any stress on the grass, the sprinklers have been modified to run for 30 minutes per house instead of 15. A new schedule is on the clubhouse bulletin board. On April 23 and 24, Pinellas Park will be doing their annual potable water test. This will entail the potable water for the entire Mainlands property be shut off starting at approximately 8:00-8:30 A.M. on Tuesday, April 23. City workers along with Mainlands staff will turn on the sprinklers and go house to house checking to see if any water is coming out of the hose bibs. This is to ensure no homeowner has tied into the reclaimed water system. Do not hold up the workers and bother them with questions as this will interfere with their completing the work as quickly as possible. If anyone has a question, please call the office instead. The entire process should take no more than four hours.

NEW BUSINESS

Officer Sean Skinner of the Community Policing Unit Services Division spoke to everyone about safeguarding automobiles. He urged residents to report any auto break-ins, even if nothing was stolen, as there may be prints which could help track down a suspect. He remained after the meeting to answer questions.

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

Dot Muller adjourned the meeting at 7:30 P.M.

The next board meeting is scheduled for May 21, 2024.

Respectfully submitted,
Peggy Zamboni
Secretary