

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
UNIT 1 CLUBHOUSE
MAY 21, 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, Jim Toothill, Roger Rice, Barbara Schwendenmann, Bil Neiss.

A motion was made by Bil Neiss seconded by Roger Rice to approve the minutes of the board meeting held on April 16, 2024. The board was polled and the motion passed.

President's Report – Dot Muller

Board meetings will not be held in the months of June, July, and August. During that time, your board will be hard at work on next year's budget. If any problems or questions arise, call the office first, and if they cannot resolve the issue, they will contact the appropriate board member to handle. Trash and recycling containers may be placed at the curb after 6:00 P.M. the evening before pickup. Please dispose of trash properly so it does not attract unwanted animals. For the last couple of months, all of Pinellas County has been under a "watering of lawns restriction". The county has roving inspectors; if anyone is caught watering more than the once-a-week allowed, our unit will be subject to a sizeable fine.

Have a happy and safe summer, and we will see you on the 17th of September.

Treasurer/Alterations Director – Bob Helmick

For period ending April 30, 2024, the operating cash balance was \$143,984, and the balance in reserves was \$787,971. Disbursements from reserves to date in 2024 was \$201,566. Maintenance fee delinquencies total \$9,949 with three homeowners in arrears more than \$1,000 each. Two of the delinquencies are with our attorney for collection or foreclosure.

Since our April board meeting, there have been 17 alteration requests.

Director of Clubhouse/Recreation Area – Roger Rice

Last month we had a problem with stopped up drains in the clubhouse kitchen which appears to have been resolved a couple of weeks ago. Since then, the grease pit was pumped out, and cameras were used to check the pipes. Will have an answer for you as to what was found at our next board meeting.

Director of Lawns – Jim Toothill

As everyone has noticed, we have a lot of brown in our lawns. This is due to a combination of mole crickets and county watering restrictions. No fertilization is allowed during the summer months.

Director of Roofs – Barbara Schwendenmann

During the month of April, one tile roof and one flat roof were replaced; seven tile and six flat roofs are in process. As to roofs past their life span, one more was replaced. The new roofs have a 30-year warranty.

Director of Painting – Bil Neiss

In our contract with D&J Painting, shutters in front of the house are included. If there are shutters on the side of the house, the homeowner will have to pay D&J directly. There is an ingredient in the paint used which helps prevent mildew. When Bil is inspecting properties, he is making note of issues to bring to the painting contractor's attention. Please do not disturb him during this time.

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 September 17, 2024.

Respectfully submitted,
Peggy Zamboni
Secretary