

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
SEPTEMBER 17, 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, Barbara Schwendenmann, Bil Neiss, Jim Toothill.

A motion was made by Bil Neiss seconded by Barbara Schwendenmann to approve the minutes of the board meeting held on May 21, 2024. The board was polled and the motion passed.

President's Report – Dot Muller

Our Annual Homeowners Meeting will be October 30, 2024 at 7:00 P.M. Business to be conducted includes selecting board members, passing the proposed budget, and any other pressing issues. Homeowners with black fences have two choices – paint them white or take them down. There is a 30-day time limit. Regarding political signs, there is a limit of one per house and can be posted one month prior to Election Day and must come down the day after the election. Those with overgrown front yards must trim them so they present a pleasing arrangement and not an overgrown jungle. If the homeowner doesn't take care of this, the association will and will then charge you. There are some bogus emails going around supposedly sent by board members. You may just delete them.

Treasurer/Alterations Director – Bob Helmick

For period ending August 31, 2024, the operating cash balance was \$173,564 and the reserves balance was \$767,047. Disbursements from reserves to date are \$500,439. Maintenance fee delinquencies are down from the May 2024 total of \$9,949 to \$4,486. Only two homeowners are in arrears over \$1,000 each. One is a fine and the other is with our attorney for collection/foreclosure. Due to the sale of this home, however, the entire amount due will be collected at closing very soon. This is the lowest delinquencies total in several years.

Since our May 2024 board meeting, there have been 22 alteration requests.

Director of Clubhouse/Recreation Area – Roger Rice

We have a quote to update our kitchen with new doors, drawers, pull-out shelves, and changing the look of our long counter up front. The quote also includes some upper cabinets and new counter tops. The overall cost will be about \$25,000.

Director of Roofs – Barbara Schwendenmann

For the month of May through August 2024, one tile roof was replaced and six are awaiting tile. Of the six, five are due to age and one failed an insurance inspection. Three of six flat roofs needing replacement were completed; one of which had failed their insurance inspection due to age and condition.

Director of Painting – Bil Neiss

Our painting contract with D&J Painting has been cancelled due to poor workmanship. We have signed a new contract with Lowes Commercial Painting. The contract includes performing more tasks than D&J for a slightly higher charge.

Property Manager – Joe Polkowski

We have recently added 100 grass carp to the lake to help control the vegetation; also speaking with the lake company to research other options for weed control. There will be three storm drain repairs in the coming weeks/months. Robo calls will go out to the homeowners affected by the work. The police department was out doing K-9 training in Mainlands. We were not notified about this taking place, and I've reached out to them for more information. The second annual meeting notice will be going out late next week. As a reminder, it's very important everyone vote either by mail, proxy, or at the meeting where ballots will be available. The state requires a majority vote of the entire association in order to waive the fully funded budget.

NEW BUSINESS

A motion was made by Dot Muller seconded by Peggy Zamboni to allow homeowners to fence areas behind their homes. It's to be the same size as a patio but without concrete or pavers. An alteration request must be approved and once the area is enclosed, the homeowner is responsible for cutting/mowing the grass. The board was polled and the motion passed.

A motion was made by Bil Neiss seconded by Peggy Zamboni to cancel the contract with D&J Painting. The board was polled and the motion passed.

A motion was made by Bil Neiss seconded by Jim Toothill to approve the contract with Lowes Commercial Painting. The board was polled and the motion passed.

A motion was made by Roger Rice seconded by Peggy Zamboni to approve the expenditure for the kitchen remodel. The board was polled and the motion passed.

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 8:05 P.M.

The next board meeting will be our Annual Meeting to be held on October 30, 2024 at 7:00 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary