

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 ANNUAL MEETING – UNIT 1 CLUBHOUSE
WEDNESDAY, OCTOBER 30, 2024 – 7:00 P.M.

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

ROLL CALL: The following board members were present – Dot Muller, Bob Helmick, Peggy Zamboni, Roger Rice, Barbara Schwendenmann, Jim Toothill, Bil Neiss. Joe Polkowski, Property Manager, was also present. Between residents in attendance and proxies (a total of 270 homeowners), we had the necessary quorum to conduct business.

Certification of quorum was presented.

Proof of Notice Affidavits 1 and 2 were presented.

A motion was made by Bil Neiss seconded by Barbara Schwendenmann to approve the minutes of the Annual Meeting held on October 25, 2023. The board was polled and the motion passed.

President's Report – Dot Muller

The board has no actions pending at this time, so our next meeting will be in January 2025. Watch the marquee at the clubhouse in the coming months for more information. It was heartwarming to see our Unit 1 residents come together to help those that were without power during the recent hurricane. During political campaigns, homeowners are allowed a maximum of 2 signs per yard which must come down the day after the election. Depending on the results of tonight's vote on backyard fences, some homeowners will need to remove the fences behind their home. Thank you to the volunteers who assisted residents in the sign-in process and those who worked on tallying the votes turned in: Karen and Geoff Sommerville, Helene Masse, Bessie Pataka, Judy Colder, Ellen Hastings, and Kay McAleer. A special thanks to the Mainlands office staff for printing, stuffing envelopes, and tallying proxies returned to the office.

Happy holidays and stay safe.

Treasurer/Alterations Director – Bob Helmick

Our financials ending September 30, 2024: Our operating cash balance is \$190,676 and the reserve balance is \$800,000 which is the best we have had for many years. We began 2024 with \$17,403 in delinquencies, and we are down to \$5,731. Your board, the management office, and our attorney are working to collect, lien or foreclose to further reduce this amount. There are only two homeowners that are delinquent more than \$1,000 each; both of which are in the collection process. Year-to-date, reserve disbursements total \$537,082. Our largest expense continues to be roof repairs and replacements totaling \$351,185 to date. Our expense for home painting to date totals \$110,258. In preparation and review of our projected budget needs for 2025, there were increases in our operating budget that we cannot control, i.e., insurance, Master Association fees, lawn care, electric, water, sewer and garbage. Our operating account expenses for 2024 total \$951,350 to date; we proposed \$990,255 for 2025 which is a \$39,450 increase. Our reserve account budget for 2024 is \$830,500; we proposed \$872,500 for 2025 which is a \$49,500 increase. This increase is necessary for home painting, street paving, sprinkler/irrigation needs, and home maintenance other than painting. A reserve study was completed this year that indicates we are behind in reserves in comparison to other units. However every month we continue to build reserves in a positive manner. The increases in our budget represent a 4.34% in our maintenance fees for 2025.

From October 26, 2023 to October 30, 2024, we processed 136 alteration requests.

Director of Painting – Bil Neiss

A decision was made not to use D&J Painting going forward. We received a proposal from Lowes Commercial Painting; however we were subsequently informed that they cannot honor the terms in their original proposal. Joe Polkowski, our Property Manager, is going to try to get additional quotes from other sources to hopefully stay within our budget. Year-to-date, 62 homes have been power washed and painted.

Director of Clubhouse/Rec Area – Roger Rice

Our clubhouse survived the hurricane in good shape and was used to help people after the storm. The contract for the kitchen remodel has been signed. The work will be done in stages to limit the impact on those using the clubhouse. The cover for the pool pump station and the large tree removal are in the works along with the lights in the parking lot. The leaning palm tree in the pool area will be removed and another one planted in its place. These projects will take time as contractors are very busy at this time.

Director of Roofing – Barbara Schwendenmann

From January 1 through October 30, 2024, nine tile roofs were completed and two are pending; 10 flat roofs were completed and 12 are pending. When tile is removed, a new membrane is placed on the roof while waiting for the tile to arrive. Seven roofs past their life span have been completed and eight are pending.

Director of Lawns – Jim Toothill

From September 2023 through October 2024, we received 29 complaints which included weed whacking of sprinklers or areas the lawn mowers missed. We also received 45 complaints regarding pest control which were due to mole crickets which is our #1 issue.

Property Manager – Joe Polkowski

It will take time to deal with all the damages created by Hurricane Milton so please be patient. There is still a lot of debris everywhere, trees uprooted, etc. Any damage to your home caused by the hurricane is considered an insurable event by the State of Florida. This means the homeowner is responsible to go through their insurance company for compensation to repair/replace the damage as the association is not responsible for insurable events. After 2012, it was required that all roofs have vents and the problem is that 70-75 mph winds will push the water through those vents and into your home depending on the direction the wind is blowing. We have a fix for that so we will be making the correction on all your homes which will be paid for by the association. We are working as quickly as possible to check all roofs.

New Business

Following are the results of the three questions on the ballot:

1. Rollover excess operating funds – 213 Yes/7 No
2. Waiving fully funded reserves – 200 Yes/20 No
3. Rear fencing straw poll – 106 Yes/114 No

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

There was a short recess before the organizational meeting.

Following the recess, Dot Muller called the organizational meeting to order at 7:46 P.M. Since all board members were present, we had a quorum.

New Business

Election of Officers and Directors - A motion was made by Bil Neiss seconded by Bob Helmick to retain the current board members for the year 2025.

Rear Fence Rule – Rear fences will not be allowed as the rule was voted down.

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 8:10 P.M.

Respectfully submitted,
Peggy Zamboni
Secretary