

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
MAY 20, 2025

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

ROLL CALL: The following board members were in attendance – Dot Muller, Peggy Zamboni, Roger Rice, Barbara Schwendenmann, Jim Toothill, Dee Dudinsky. Joe Polkowski, Property Manager, was also in attendance.

A motion was made by Dee Dudinsky seconded by Jim Toothill to accept the minutes of the board meeting held on April 15, 2025. The board was polled and the motion passed.

President's Report – Dot Muller

The fence closing off the homes on 45th Street is now completed. During the summer months, there will continue to be activities run by the clubs. Watch the marquee for more information. Although there are no HOA meetings in June, July, and August, we will be working on next year's budget. All clubs wish to thank everyone who volunteered their time and effort to make the events a success. See you in September.

Treasurer/Alterations Director – Bob Helmick

In Bob's absence, Peggy Zamboni gave his report: For period ending April 30, 2025, the operating account balance was \$182,063 and the reserve account balance was \$727,331. Year-to-date disbursements from reserves totals \$353,081. Delinquencies for this reporting period are \$8,624 which is a decrease from our last reporting period. Five homeowners are in arrears over \$1,000 each, and are with our attorney for collection/foreclosure.

Since our April 2025 meeting, we have had 22 alteration requests.

Director of Clubhouse/Rec Area – Roger Rice

During the summer months, the following items will be taken care of: The new marquee will be installed, the old carpet in the library and clubhouse office will be replaced, partitions in the men's restroom will be replaced, and the floor in the clubhouse will be refinished. Roger handed out copies of written quotes to board members covering all this work.

Director of Roofs – Barbara Schwendenmann

For the month of April, three tile roofs and two flat roofs are in the process of being replaced. The tile roofs were past their life span. The cost for minor roof/wood repairs for April totaled \$3,398.

Property Manager – Joe Polkowski

With hurricane season approaching, a reminder that homeowners should have an HO3 insurance policy which is a full homeowner's policy. The association does not carry insurance on your home. The fence on 45th Street that borders the hotel has been completed. Painting of blocks 24, 25, and 26 will begin in the next few weeks. Calls will be made to homeowners advising them of the schedule. We continue to have issues with the gates on 40th Street.

NEW BUSINESS

Replacing carpet in library and clubhouse office – Carpet to be replaced with vinyl plank flooring. A motion was made by Jim Toothill seconded by Peggy Zamboni to approve the cost of \$2,514. The board was polled and the motion passed.

Replacing partitions in men's restroom – Will also be replacing the handrails. A motion was made by Dee Dudinsky seconded by Barbara Schwendenmann to approve the cost of \$4,300. The board was polled and the motion passed.

Polishing clubhouse floor – Remove current wax and diamond polish floor. A motion was made by Barbara Schwendenmann seconded by Jim Toothill to approve the cost of \$8,400. The board was polled and the motion passed.

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

Dot Muller adjourned the meeting at 7:45 P.M.

The next board meeting will be held on September 20, 2025.

Respectfully submitted,
Peggy Zamboni
Secretary