

**MAINLANDS OF TAMARAC BY THE GULF**  
**UNIT 1 BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 16, 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, Bob Helmick, Peggy Zamboni, Roger Rice, Jim Toothill, Dee Dudinsky, Barbara Schwendenmann. Joe Polkowski, Property Manager, was also in attendance.

A motion was made by Bob Helmick seconded by Barbara Schwendenmann to accept the minutes of the board meeting held on May 20, 2025. The board was polled and the motion passed.

**President's Report – Dot Muller**

Unit residents are being badgered for monetary funds and merchandise. Please stop giving in to these requests as it is not helping; it is enabling. If you walk your dog by the clubhouse, do not dispose of their waste bags in the clubhouse trash cans. Take them home to deposit in your own trash can. Park your golf carts only in the designated "golf cart" parking areas. Do not park them in vehicle parking spots as vehicles cannot fit in golf cart parking spots which can deny a resident access to unit events. Everyone should have received the first mailing regarding our Annual Homeowners meeting. If not, please contact the Mainlands office. The meeting will be held on Wednesday, October 29, 2025 at 7:00 P.M. at the clubhouse. When you enter the clubhouse, there will be greeters to direct you as to where to sign in. If you haven't already sent in your proxy, you will be given a ballot to fill out. Birdfeeders are attracting more than our feathered friends which can cause damage to residents' outdoor furniture. If necessary, we will put measures in place to remedy the problem. We will conduct a straw poll regarding the issue in the second Annual Meeting mailing. Homeowners with bird feeders may be responsible for reimbursing those whose furniture was damaged.

**Treasurer/Alterations Director – Bob Helmick**

At period ending August 31, 2025, the operating account balance is \$191,699 and the reserve account balance is \$509,474. Year to date, disbursements from reserves total \$871,458 which is due to power washing and painting many homes and roof replacements. We have the rest of our fiscal year to build up our reserve account. At our last meeting, delinquencies totaled \$8,624; as of August 31, 2025, delinquencies total \$12,961. There are five homeowners in arrears more than \$1,000 each with one in arrears \$4,400. All are with our association attorney for collection/foreclosure of the amount owed plus late fees and attorney fees.

Since May 20, 2025, we have had 45 alteration requests.

**Director of Clubhouse/Rec Area – Roger Rice**

Over the summer months, the following was accomplished: The clubhouse floor was polished; carpet in the library and office was replaced with vinyl plank flooring; the face of the marquee was replaced; partitions in the rest rooms were replaced. Bingo donated \$5,000 to pay for the women's rest room. Without their generosity, it would have been another year before this was done.

**Director of Roofs – Barbara Schwendenmann**

During the months of May-August 2025, 14 tile roofs were replaced as follows: Four had leaks, one failed inspection, and nine were past their life span. Two flat roofs were replaced as follows: one had leaks and one failed inspection.

**Vice President/Director of Lawns – Jim Toothill**

**From September 2024 thru August 2025, we logged 18 complaints regarding lawn mowing. We also had 21 complaints regarding Tri-S lawn treatment. This number is down from 46 complaints last year which shows the treatments are working.**

**Property Manager – Joe Polkowski**

**Starting now through hurricane season, we will keep the lakes one foot lower than normal to help deal with heavy rainfall and, if needed, get a head start on draining the lakes if a storm is approaching. Regarding the gates, the manufacturer believes they have found the hardware issue on the motherboard. It will be reinstalled Wednesday, September 17, and hopefully the problem will finally be fixed. There have been reports of people throwing bags of dog waste down the storm drains. Please don't do that! Painting for the year has been completed. We will resume power washing and painting homes next year. Depending on funds in the painting account, Dot and I will discuss cleaning roofs that are exceptionally dirty. We're looking at something that can be done from the ground, and will be testing that shortly. The water leak at 45<sup>th</sup> Street and 94<sup>th</sup> Terrace will be addressed sometime next week. We've been testing ways to isolate the line so water will not have to be shut off at too many homes. It is a small leak so there is no danger of the road collapsing. As far as the proposed budget, which is yet to be approved, there would be a 3.84% increase for the partially funded budget.**

#### **NEW BUSINESS**

**Our Property Manager, Joe Polkowski, explained this item as follows:**

**At the September 17, 2024 board meeting, a motion was made to approve backyard fencing which passed unanimously. Since this item was not on the agenda, it is considered an invalid motion. Unless it is an emergency, any motion made at a board meeting must be on the agenda. Therefore we need a motion to amend the minutes of this meeting to remove the invalid motion regarding fencing. A motion was made by Dot Muller seconded by Jim Toothill to amend the September 17, 2024 minutes to remove the invalid motion regarding fencing. The board was polled and the motion passed.**

**A motion was made by Dee Dudinsky seconded by Bob Helmick to adjourn the meeting. The board was polled and the motion passed.**

**Dot Muller adjourned the meeting at 7:40 P.M.**

**Respectfully submitted,  
Peggy Zamboni  
Secretary**