

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 ANNUAL MEETING – UNIT 1 CLUBHOUSE
WEDNESDAY, OCTOBER 29, 2025 – 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, Dee Dudinsky. Joe Polkowski, Property Manager, was also in attendance. Between residents in attendance and proxies, 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 Dee Dudinsky seconded by Jim Toothill to approve the minutes of the Annual Meeting held on October 30, 2024. The board was polled and the motion passed.

President's Report – Dot Muller

Dot thanked all who served on the board this past year as well as those who served behind the scenes. Unless a pressing issue needs to be discussed or voted on, our next meeting will not be until January 20, 2026. However, the minutes of this meeting will be available to view on the Mainlands website before then.

Treasurer/Alterations Director – Bob Helmick

Financials ending September 30, 2025 are as follows: \$194,806 in operating cash and \$530,869 in reserves which is down \$270,000 from this time last year. This is due to the roof replacement and repair expense of \$656,636. We began 2025 with \$5,397 in delinquencies, and the total is now \$13,442. The board along with the management office and our attorney are working to collect, lien or foreclose on the properties involved. There are four homeowners delinquent over \$1,000 each. Reserve disbursements this year to date have been \$927,924 with the largest expense being roof replacement and repair (\$656,636). The 2025 home painting expense was \$139,815. In reviewing our projected budget needs for 2026, there are increases in our operating budget we cannot control, i.e., insurance, lawn care, electric, master association fees, and water/sewer/trash. Our budget consists of two components, operating and reserve, with sub-accounts in each. Our day-to-day operating expenses in 2025 were \$990,225; for 2026 we proposed \$1,034,621 or an increase of \$44,366. Our reserve budget in 2025 was \$872,500; for 2026 we proposed \$902,500 or an increase of \$30,000. This increase was necessary in the sub-accounts for home painting and home maintenance other than paint and storm drains. A reserve study was completed in 2025 that indicated we are behind in reserves in comparison to other units. However every month we are continuing to build our reserves. These increases in our budget represent a 3.84% increase in our maintenance for 2026. The financial outlook for our unit is going in the right direction. We still must continue to fund reserves and be proactive with our maintenance issues. Between October 30, 2024 and October 29, 2025, we processed 160 alteration requests which was 32 more than same time period in 2024.

Director of Clubhouse/Rec Area – Roger Rice

Two projects were completed in October: The bathroom floors were resurfaced and the area by the side entrance was resurfaced. I'm starting my seventh year on the board which will be my last.

Director of Roofing – Barbara Schwendenmann

From October 1, 2024 to October 29, 2025, 23 tile roofs were replaced and 13 are pending. During the same time period, 25 flat roofs were replaced and 3 are pending. When tile is removed from a roof, a new membrane is added while waiting for the new tile to arrive. As to tile roofs past their life span, we began replacing those from 1991 and have just completed 1999. The tile roofs have a 30-year life span, and the flat roofs have a 20-year life span. The maintenance work for the year consisted of 958 hours in labor at a cost of \$50,588.

NEW BUSINESS

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

- 1) Rollover excess operating funds – 220 Yes/3 No
- 2) Waiving of fully funded reserves – 198 Yes/25 No
- 3) Bird Feeders – Should the board change the rules that currently allow bird feeders so that no additional bird feeders would be permitted? 85 Yes/131 No

A motion was made by Peggy Zamboni seconded by Jim Toothill to retain the current board members for the year 2026. The board was polled and the motion passed.

A motion was made by Roger Rice seconded by Barbara Schwendenmann to adopt a rule that clubhouse trash cans are for the use of the clubhouse only. They are not to be used by homeowners. The board was polled and the motion passed.

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

Dot Muller adjourned the meeting at 8:00.

Respectfully submitted,
Peggy Zamboni
Secretary