

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING MINUTES
JANUARY 20, 2026

CALL TO ORDER: Dot Muller called the meeting to order at 7:01 P.M.

ROLL CALL: The following board members were in attendance – Dot Muller, Bob Helmick, 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 September 16, 2025.

President's Report – Dot Muller

Our next board meeting will be held on February 17, 2026. The board hopes all had a happy and healthy holiday season. The Masters' Association will meet on Wednesday, January 21, 2026 at 9:30 A.M. at the Unit 5 clubhouse.

Treasurer/Alterations Director – Bob Helmick

We ended 2025 with \$176,749 in our operating account and \$595,819 in our reserves account. Our reserve disbursements for 2025 totaled \$1,085,024. Our largest expense continues to be roof replacements and repairs which were \$800,000. Our second highest expense is for house painting which totaled \$139,815. As we begin 2026, we have \$17,645 in delinquencies. The board along with the management office and our attorney are working to collect, lien or foreclose on the delinquent properties. We have five homeowners that are delinquent more than \$1,000 each; three of them are in the lien and foreclosure process. These five homes make up the bulk of the \$15,000 delinquency total.

Between October 29, 2025 and January 20, 2026, we processed 15 alteration requests.

Director of Roofs – Barbara Schwendenmann

In the year 2025, 7 tile roofs and 12 flat roofs were replaced due to leaks and failed inspections. Also 21 tile roofs and 10 flat roofs were replaced that were past their life span. We are now working on the year 2000 replacing roofs past their life span.

Property Manager – Joe Polkowski

Radar signs have been installed on the medians of units one through five. These signs are permanent and will not move between units. The gates are working fine as long as people refrain from hitting them. There was a recent small issue when a wire came loose which caused the outgoing side to stop responding to the fob. This has been repaired. The company that was lined up to wash some of the dirtiest roofs decided to back out for financial reasons. Another company has been located to give us a quote and these roofs should be taken care of soon. The 2026 painting schedule will begin April/May for blocks 27, 28 and 29. When there is a firm date, letters will be sent and robo calls made so homeowners can select colors for their shutters. There have been instances of individuals falling in their homes and not being able to call for help. Since maintenance fees cover internet, it's suggested homeowners purchase a voice-assist item such as Google Home, Amazon Alexa, etc. which can be set up to dial 911.

NEW BUSINESS

Transfer of Funds – A motion was made by Peggy Zamboni seconded by Jim Toothill to transfer \$2,600 from our operating account to our reserves home maintenance account to prevent going into our new fiscal year with a negative balance in the reserves account. The board was polled and the motion passed.

Dee Dudinsky made a motion seconded by Barbara Schwendenmann to adjourn the meeting. The board was polled and the motion passed.

Dot Muller adjourned the meeting at 7:55 P.M.

The next board meeting is scheduled for Tuesday, February 17, 2026.

Respectfully submitted,
Peggy Zamboni
Secretary