

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
FEBRUARY 17, 2026

CALL TO ORDER: Dot Muller called the meeting to order at 7:02 P.M.

ROLL CALL: The following board members were in attendance: Dot Muller, Bob Helmick, Peggy Zamboni, Barbara Schwendenmann, Dee Dudinsky. 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 January 20, 2026. The board was polled and the motion passed.

President's Report – Dot Muller

Please do not allow non-residents to enter Mainlands through the 40th Street gate. Unit 2 has requested that their breakfast signs not be removed from the median on Mainlands Blvd. The Unit 6 pool is being closed for a period of time while undergoing repairs. They are allowed to use our pool during this time. The back office in the clubhouse is for the use of presidents of organizations and a select few workers. It contains important documents we are required by law to retain. Do not duplicate and distribute keys to others. A black pickup truck has been seen in and around Unit 1 with two men who are knocking on doors and asking to trim trees. If possible, get the truck's license number and report to police. We are under severe drought conditions, and have been asked not to water our lawns other than the sprinklers designated times. The timers on the sprinklers have been changed from twice a week to once a week until the drought is over. Do not attempt to water your lawns with a hose. The clubhouse will be closed the week of March 9th as it is being tented. If necessary, it may be closed for a longer period of time. The pool will remain open.

Treasurer/Alterations Director – Bob Helmick

As of January 31, 2026, we have \$177,007 in our operating account and \$624,039 in our reserves account. Year-to-date reserve disbursements total \$47,149 of which \$43,000 was for roofs. Our delinquencies total \$21,506 with six homeowners owing more than \$1,000 each. Three of these, which total \$19,000, are in lien and foreclosure proceedings with our attorney.

Between January 20, 2026 and February 17, 2026, we processed nine alteration requests.

Director of Roofs – Barbara Schwendenmann

In the month of January 2026, we did not replace any tile or flat roofs. The cost of minor roof/wood repairs was \$319. As to roofs past their life span, the first five from the year 2000 have been submitted for replacement. Consideration has to be given as to whether enough funds are available to cover these replacements.

Property Manager – Joe Polkowski

The 2026 painting phase will begin mid-summer for blocks 27, 28 and 29. Letters will be sent to homeowners in these blocks to review available options. Washing of the dirtiest roofs in Unit 1 will begin in a few weeks. Since Spectrum has been having a lot of issues, they will be going through the entire property and replacing just about everything. Going forward, there should be a lot less service interruptions.

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 7:30 P.M.

The next board meeting is scheduled for March 17, 2026.

Respectfully submitted,
Peggy Zamboni
Secretary