

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

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, Barbara Schwendenmann, Jim Toothill, Dee Dudinsky. Absent were Bob Helmick, Peggy Zamboni, Roger Rice. Joe Polkowski, Property Manager, was also in attendance.

A motion was made by Jim Toothill seconded by Barbara Schwendenmann to accept the minutes of the board meeting held on February 17, 2026. The board was polled and the motion passed.

President's Report – Dot Muller

When having outdoor alterations done, please be aware of your neighbors and use some common courtesy. When having a garage sale, make sure prospective customers park on one side of the street only to allow traffic to easily pass by. As stated previously, please obey speed limits and come to a complete stop at all stop signs. If you see a suspicious person around our unit, call the Pinellas Park non-emergency phone line (727-369-7864).

Treasurer/Alterations Director – Bob Helmick

In Bob's absence, his report was read by Dot Muller. As of February 28, 2026, we have \$166,508 in our operating account and \$670,384 in our reserve account. Reserve disbursements year-to-date total \$76,176 (\$69,762 was for roof repairs and replacements). Our delinquencies total \$24,367 with seven homeowners owing more than \$1,000 each; four are with our attorney for lien or foreclosure proceedings.

Director of Roofs – Barbara Schwendenmann

In the month of February 2026, we replaced one tile and one flat roof which were past their life span. Maintenance work for roof/wood repairs totaled 34 hours in labor at a cost of \$1,592.

Property Manager – Joe Polkowski

Letters have been sent to homeowners whose homes are being painted starting in mid-summer. Pressure washing of the dirty roofs will take place on Monday, May 30, 2026. A call will go out to those homeowners a week prior. We are still under once-a-week watering restrictions; however the county has been turning the supply lines off and on while upgrading the reclaimed facility. Since we've been getting some rain, we are in good shape.

New Business

A motion was made by Dee Dudinsky seconded by Jim Toothill to destroy records older than December 31, 2018 in compliance with Florida Statute and Federal Law. The board was polled and the motion passed.

A motion was made by Jim Toothill seconded by Barbara Schwendenmann to approve Lowe's Commercial Painting to pressure wash the dirty roofs at a cost not to exceed \$16,000. The board was polled and the motion passed.

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

Dot Muller adjourned the meeting at 7:27 P.M.

The next board meeting is scheduled for April 21, 2026.

Respectfully submitted,
Peggy Zamboni
Secretary