

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
APRIL 21, 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, Peggy Zamboni, Roger Rice, Barbara Schwendenmann, Jim Toothill, Dee Dudinsky. Bob Helmick was absent. 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 March 17, 2026. The board was polled and the motion passed.

President – Dot Muller

Board meetings will not be held in June, July and August. Trash cans and recycle bins should not be brought to the curb until 6:00 P.M. on the night before pickup. Visitors at the pool under 16 must be accompanied by an adult; preferably a resident and their parent. The Unit One “your speed” sign has moved two blocks past the clubhouse. When entering Mainlands via US 19, be aware of vehicles exiting the golf course parking lot as they assume they have the right of way. The extra dirty roofs have been pressure washed. All others will be taken care of when the next painting cycle of Unit One houses begins.

Treasurer/Alterations Director – Bob Helmick

In Bob’s absence, his report was read by Peggy Zamboni. As of March 31, 2026, we have \$172,105 in operating cash and \$714,766 in our reserve account. Reserve disbursements year-to-date total \$107,143 of which \$91,391 was for roof repairs and replacements. At this time, there are \$27,911 in delinquent home maintenance fees with seven homeowners owing more than \$1,000 each. Four of them are with our attorney for lien/foreclosure proceedings. These seven homeowners make up the bulk of the delinquencies totaling \$25,543.

During the time period 3-16-26 through 4-15-26, we processed 11 alterations requests.

Director of Clubhouse/Rec Area – Roger Rice

We’ve received a quote from AES Home Improvements to install a ceiling, lighting and exhaust fan in the refrigerator storage room; install shelving in the storage room off the kitchen; install shelving in the shuffleboard shed; add white lattice to the sides of the pool gates for a tapered angled appearance. The cost is not to exceed \$2,950. It’s time for the pavers around the pool to be resealed, and I will be getting quotes in the next few weeks.

Director of Roofs – Barbara Schwendenmann

In the month of March, five tile roofs past their life span were submitted. Three out of five requests for January have been completed. As to maintenance work, we had 12.5 hours in labor at a cost of \$545.

Property Manager – Joe Polkowski

We remain under drought-related watering restrictions issued by Pinellas County which limits us to once per week. Irrigation schedules have been adjusted, and most areas will operate at different times than previously assigned. The primary change to the schedule is that irrigation will now occur in two cycles on your designated day. Each zone will run once and when complete, will run again. This approach helps reduce runoff and allows for better water absorption into the soil. The effectiveness of this adjustment will be monitored over the next two weeks. If it does not produce the desired results, we will return to single-cycle watering. Residents may hand water plants on any day but are limited to after 6:00 P.M. and before 8:00 A.M., and may not water lawns with hoses. Anyone caught watering their lawn by Code Enforcement will be fined \$193 which will double each time. Car washing is permitted with odd addresses on Tuesdays and even addresses on Thursdays.

New Business

A motion was made by Jim Toothill seconded by Dee Dudinsky to have AES install ceiling, lighting and an exhaust fan in the refrigerator storage room; install shelving in the storage room off the kitchen, install shelving in the shuffleboard shed; add white lattice to the sides of the pool gates for a tapered angled appearance. Total cost not to exceed \$2,950. 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 7:44 P.M.

The next board meeting is scheduled for Tuesday, May 19, 2026.

Respectfully submitted,
Peggy Zamboni
Secretary