

MAINLANDS OF TAMARAC BY THE GULF
UNIT 1 BOARD OF DIRECTORS MEETING
MAY 19, 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, Bob Helmick, Peggy Zamboni, Roger Rice, Barbara Schwendenmann, Dee Dudinsky. Jim Toothill was absent. Joe Polkowski, Property Manager, was also in attendance.

A motion was made by Barbara Schwendenmann seconded by Roger Rice to accept the minutes of the board meeting held on April 21, 2026. The board was polled and the motion passed.

President – Dot Muller

There will be no board meetings in the months of June, July and August. The next meeting will be held on Tuesday, September 15, 2026 at 7:00 P.M. During the summer months, we will be working on budgets, contracts and HOA dues along with taking mandatory courses required by the state. To residents who walk their pets, please do not leave your pets' waste bags on the sidewalk in front of neighbors' homes. Your board will be dealing with the problem of visitors from other units who come to our pool with children and have no regard for the safety and relaxation of our residents. These visitors can be rude and argumentative, and will be told they are no longer welcome to use our pool. Lastly, be careful when exiting your home in the evening as gators have been seen in the area. When walking your pets, take your phone or a flashlight with you. If you see a gator, call the police non-emergency number, and they will get in touch with the proper authority to remove it.

Director of Clubhouse/Rec Area – Roger Rice

Will be getting quotes over the summer months for a couple of things to be done at the clubhouse.

Director of Roofs – Barbara Schwendenmann

During the month of April, one tile roof past its life span was completed and one flat roof was replaced due to a failed inspection. Roof/wood repairs totaled 26 hours in labor at a cost of \$1,112.

Treasurer/Alterations Director – Bob Helmick

As of April 30, 2026, we have \$182,613 in our operating account and \$682,902 in our reserve account. Year-to-date reserve disbursements total \$214,372 of which \$171,841 was for roof repairs and replacements. We have \$16,420 in delinquent home maintenance fees with four homeowners owing over \$1,000 each. This is a reduction of \$11,400 from last month. These four are with our attorney for lien/foreclosure proceedings.

Property Manager – Joe Polkowski

We remain under drought-related watering restrictions issued by Pinellas County which limits irrigation to once per week. Running the sprinklers for 15 minutes and then running for an additional 15 minutes is not giving us the results I was hoping for. We will be switching to watering one time for a total of 30 minutes for maximum saturation. Weather permitting, house painting will begin the first week of June starting with block 27. Robo calls will go out to homeowners and notices will be posted on their doors. This phase will cover 64 homes.

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

Dot Muller adjourned the meeting at 7:35 P.M.

The next board meeting is scheduled for Tuesday, September 15, 2026.

Respectfully submitted,
Peggy Zamboni
Secretary