

MAINLANDS OF TAMARAC BY THE GULF
Unit Two Homeowners Association, Inc.
10161 – 49th Street N, Pinellas Park, FL 33782
Homeowners Annual Meeting
November 7, 2024

The meeting was called to order by President Jim Schimpf at 7:00 p.m.

- A Quorum was certified
- Proof of Notice of Meeting was presented

Salute to the Flag

Roll Call as taken by Secretary Karen Estes

- Bob Arsenault, Denis Chenel, Patti Cleary, Bob Gambaro, Jim Schimpf , Alan Waldauer, Karen Estes were present
- Joe Polkowski, Mainlands Property Manager, was also in attendance

Minutes from the last Homeowners Annual Meeting on November 28, 2023.

Karen Estes made the motion to approve the minutes and Denis Chenel seconded. All agreed.

Introduction of Inspectors

Jim Schimpf recognized Kathleen Tremblay, Lee Simmons, Betty Chambers. Dawn, Joe Polkowski were also present.

State of the Unit by President Jim Schimpf was presented.

Director's Reports:

Bob Arsenault, Paint Director

- 42 Roofs/Houses were painted in 2024
- 42 roofs were pressure-washed

Denis Chenel, Roof Director

- 5 tile roofs were installed
 - An additional 2 tile roofs are in progress
- 9 flat roofs were installed
 - An additional 4 flat roofs are in progress

Patti Cleary, Lawn Director

- During 2024, we have had 46 Lawn Care comments and complaints. They were assigned to the appropriate party as follows:
 - 1 to the Lawn Director
 - 16 to Complete Care, our lawn maintenance company
 - 29 to Tri S concerning lawn pest treatment.

- In April, we also contracted treatment from Tri-S for a proactive 3-month barrier during the life span and reproductive period of mole crickets. Although the golf course treats mole crickets, we still have some intrusion coming from the Duke Energy Easements and find it is necessary to treat them early in the life cycle to be most effective. We will more than likely need to repeat this treatment in 2025.
- 8150 treatments

Bob Gambaro, Alterations Director

- 55 requests for Alterations were received. The top requests were to expand/pave driveways, update windows/doors, landscaping
- He reminded all that they need to get approval BEFORE the work is completed

Jim Schimpf, Clubhouse/Pool Director

- Updates to the clubhouse were new ceiling tiles and fans, new fans in the porch area, and the marquee has been replaced
- Replaced several pool pumps

Alan Waldauer, Vice President/Treasurer

- The kitchen remodel costs were covered by existing funds.
- Roof costs continue to be our largest expense.
- The State called for a reserve review. The review and inflation dictate increase of HOA fees to \$440/mo.

New Business:

- Operating Roll-over: Passed (198 Yes votes; 2 No votes)
- Waiving of reserves: Passed (192 Yes votes; 8 No votes)
- Election results:
 - The 2025 Board of Directors will be as follows: Bob Arsenault, Karen Estes, Denis Chenel, Patti Cleary, Bob Gambaro, Jim Schimpf, and Alan Waldauer.

The meeting was opened to discussion: Hurricane damage and flooding, Repair to gates on 40th street, Damage to storm wall, and Lake maintenance.

There being no further business, President Jim Schimpf asked for a motion to adjourn the meeting; Denis Chenel made the motion and Bob Aresenault seconded. All agreed.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Karen Estes