

MAINLANDS OF TAMARAC BY THE GULF, UNIT 4
BOARD OF DIRECTORS MEETING MINUTES
MAY 23, 2017 9:00 AM
(Approved with corrections made)

Call to Order - 9AM

Roll Call:

Chet Renfro
Joyce Whittaker
Ken Krywanek

Greg Garner
Pete Greenbaum
Sheila Whitfield

Linda Byrd absent.

Dispensation of Minutes:

Sheila motioned to accept minutes as presented, Ken seconded. All approved.

President's Report (read by Property Manager in President's absence/
Allocation of Bingo payment discussed.

Parking permits were discussed. In order to have more control over the process Linda is recommending that we turn this over to the business office as they keep a log. Suggested new guidelines attached.

Treasurer's Report:

Balance on hand \$1, 351,319.63. Chet expressed concern regarding the current cost of sprinkler repairs. Discussion ensued. Upon review it

was noted most repairs are in conjunction with alteration requests. Our docs state that the Assn will bear the expenses of relocating heads relating to alterations. Joyce suggested we continue as stated in the docs. All agreed.

Chet discussed Attorney Fees and his concern as we still have large legal expenses regarding the Annual meeting mailings. The Board decided that moving forward all Attorney contact be approved by the Board before we proceed. No vote was taken and it was decided that there will be more discussion at the June meeting.

Manager's Report:

Four letters were sent out in May. Shuffle Court repairs underway, should be completed by next month. Samples of types of and prices of surveillance cameras in packet for Board review. History of Adult Swim Vote in packet for Board Review.

DIRECTOR REPORTS:

Recreation, Greg Garner:

Greg reported Alligator Decoy was stolen from the pool area. Board was in agreement to purchase another one.

Bid in the amount of \$41, 616.00 from GFF Eurocraft for the kitchen remodel was presented for review.

Irrigation, Ken Krywanek:

Another insect treatment is scheduled for mid-June. Lawns are looking great! The bushes, hedges at the clubhouse are trimmed back every 2 months.

Alterations, Joyce Whittaker:

11 alterations were approved in May.

Paint, Sheila Whitfield:

Paint project will start in September. Don Eplin will assist Sheila with this project.

Roofs, Pete Greenbaum:

Pete will submit budget projections for 2018 roof reserves to Chet. Roofs are currently being repaired as needed. See attached roof report.

Streets and Sidewalks, Chet Renfro:

All is good, no complaints.

NEW BUSINESS:

Surveillance Cameras:

Chet made the motion to install surveillance cameras for a cost not to exceed \$750. Joyce seconded, all in favor.

Parking Permits:

Ken motioned that all parking passes be issued from the business office. Sheila seconded. All in favor.

Name Tags:

Joyce made the motion that we issue permanent nametags to all homeowners. Sheila seconded. 3 Votes for 3 Votes against. Motion failed.

Designated Smoking Area:

Chet made the motion to designate area behind storage area as clubhouse smoking area. Joyce seconded. 4 votes in favor, 2 votes against. Motion passed.

9712 Mainlands Blvd:

Pete made the motion to repair and/or install grate to prevent a homeowner from grounding out every time he enters/leaves his driveway. Sheila seconded. Discussion ensued. As damage was caused by the Assn it is agreed that HO will pay half and the Assn will pay half. All in favor.

OLD BUSINESS:

Adult Swim Time:

Discussion, no changes.

Kitchen Remodel:

Chet motioned to accept the bid of \$41,616.00 as submitted by GFF Eurocraft for the remodel of the clubhouse kitchen. Sheila seconded. All approved.

Sheila made a motion to adjourn, Ken seconded. Meeting adjourned at 11:00 am.

Respectfully submitted.

Mollie Kirhagis, LCAM