

Mainlands of Tamarac by the Gulf Unit 4  
Board Meeting Minutes  
August 29, 2017

**Call to Order** 9 AM

**Roll Call** Present Absent

Linda Byrd  
Chet Renfo  
Pete Greenbaum  
Greg Garner  
Ken Krywanek  
Sheila Whitfield

Joyce Whittaker

**President's Report:**

Minutes: Due to the recent illness of Secretary Joyce Whittaker we were not able to transcribe the minutes taken at the July Board meeting. Concerned of the issues this may cause the Board Linda called the attorney to discuss. Attorney Anne Hathorn felt that we have demonstrated our due diligence by attempting to reconstruct the minutes via electronic recordings of the meetings. Ms. Hathorn stated that we can table the reading/approval of the July minutes until the September meeting where we will approve the July and August 2017 minutes. It is the hope of the Board that Joyce will be recovered enough to transcribe the July minutes by the September meeting. The attorney fees for this inquiry expected to be approximately \$60.00.

Linda discussed the parking permits and directed Board members to keep a few copies at home if they are needed on the weekends. All residents needing parking permits during business hours are to be directed to the office for pick up. After hours they are to be directed to Board members. Linda voiced concerns regarding how the snowbirds will be notified of the changes. It was decided that a ROBO call will go out to all Unit 4 residents in December alerting our owners that the new rules will go into effect on January 1, 2018.

**Treasurer's Report:**

Posted on Club House Bulletin Board

**Manager's Report:**

See Attached

**Recreation Report:**

Resident Darlene Cohen addressed the Board regarding space issues with the library. She suggested a mobile free standing book rack to house the paperbacks. The decision was made to table this issue until

the next Board meeting and allow time to research the cost of more storage units and space for more storage. Joe Polkowski will research options and present his findings at the September meeting.

4 Surveillance cameras were installed inside and outside of the clubhouse. These cameras afford us 1000 hours of surveillance and will be in use 24/7. We will do a notification to our residents on the community TV channel as well as the website. We have included notifications in our newsletter for the past two months.

Clubhouse floor was stripped and re-waxed which has caused closure of the clubhouse for 24 hours to allow proper drying time. Clubhouse activities will resume tomorrow.

Greg states he had multiple complaints regarding the pool service. He directed the property manager to contact Triangle Pools and bring our concerns/complaints to their attention. This was done via email and as a result a meeting is scheduled for 9 am on 8/29 to discuss with the owner of Triangle.

#### **Lawns:**

Ken reports that there will be minimal sod touch up for the rest of the year. Pete and Ken spoke with the Master President, Donna Massey, to explore the possibility of negating the unit wide shared expenses of irrigation repairs. Ms. Massey stated it would require a quorum vote of the Board to change this process. This will be further explored at the Master meeting in September via meeting agenda.

#### **Alterations:**

24 submitted, 23 approved. The request that was denied was due to the HO wishing to install a lattice fence. As our documents do not allow installation of fencing of any kind this request was denied.

#### **Paint:**

Bid request will be distributed to vendors after some minor changes to the specs. Joe Polkowski will be mailing them out.

98% of our homeowners have submitted color preferences for doors and shutters to Sheila. It is the homeowner's responsibility to contact the Paint Director to notify of requested changes and **not** the Paint Director's responsibility to contact the owner.

#### **Street and Sidewalks: Chet Renfro**

Chet states street are ok. Any trip hazards will be flagged and the business office will be notified of the addresses. A work order will be generated to have all repaired via our maintenance staff.

The subject of paving the clubhouse parking lot was discussed and it was decided to request bids, which are to include striping, and discuss at the September meeting. Joe will have 3 bids ready for review.

**Old Business:**

**Social Club Contract:**

The Board reviewed the revised contract prepared by Linda Byrd and discussed changes. A motion was made by Greg to "**only allow the clubhouse for rental by Unit 4 homeowners and tenants for events only for Unit 4 residents, homeowners or tenants**", it was 2<sup>nd</sup> by Pete. A vote was taken, Linda Byrd, yes; Chet Renfo, yes; Pete Greenbaum, yes; Ken Krywanek, yes; Greg Garner, yes; Sheila Whitfield, abstained. Motion passed 5 – 1.

The new contract raises the required deposit from \$50 to \$250 which will be fully refundable if all rental guidelines are adhered to.

Motion by Linda Byrd, "**Accept Social Club Contract with changes as presented**", 2<sup>nd</sup> by Greg. All in favor.

Driveway Repair: Discussion. No changes to Board Decision to repair.

**Budget Review:**

Discussion of requested changes and review. Chet will provide clean budget for mailing. Budget Meeting set for September 14, 2017 at 9 AM. Meeting Notice will be mailed from business office on 8/30 and will include agenda, proposed budget and affidavit of mailing.

**New Business:**

**Preparation for 2<sup>nd</sup> notice mailing of Annual Meeting:**

Linda will prepare President's Letter to be included in the mailing. We will have 4 openings for Board positions. Office will prepare mailing with the exception of labels being done by Pete Greenbaum.

**Extending pool hours in Fall, Winter and Spring:**

To expensive and presents a liability.

**Converting Club House lighting to LED:**

Tabled until September to allow time to research price.

**LED Rope Lights for Kitchen Cabinets:**

Tabled until September to allow time to research price.

**Repaving Clubhouse Parking Lot:**

Discussion regarding timing of project and return of Snowbirds and clubhouse events. Tabled until September to research price and get bids.

**No Business Meeting for Summer Months:**

Ken made the motion to **“forgo Board meetings in the summer months and to only convene for special meetings as necessary to begin in 2018”**, Chet 2nd

**5 yes vote, Linda, Chet, Ken, Greg, Sheila 1 no vote, Pete**

**Motion passed**

**Roof Pressure Cleaning:**

Tabled

Respectfully Submitted,

Mollie Kirhagis, LCAM