

**MAINLANDS OF TAMARAC BY THE GULF UNIT IV  
MEMBERSHIP MEETING  
January 24, 2019**

**ATTENDANCE** - Linda Byrd, Ann DaSilva, Linda Erceg, Jayne Fafard, Pete Greenbaum, Ken Krywanek.

**ABSENT:** Ed Olm

**RESIDENT ATTENDANCE** -.49 residents

**CALL TO ORDER:** The meeting was called to order by the President, Linda Byrd at 7:00 PM with the Pledge of Allegiance being let by Ken Krywanek.

**DISPENSATION OF MINUTES** – The residents did not want the minutes of the September 27, 2018 read and were approved as written.

**PRESIDENT’S REPORT** - Linda Byrd

A summary of the October election and placement of new officers was given.

1. Confidentiality agreement
  - a. A confidentiality agreement was signed by the Board Members at the January 22<sup>nd</sup> meeting.
2. Delinquency
  - a. One house delinquency
  - b. Home is \$2,000 plus in arrears.
  - c. Lawyer letter sent (dated 1/15) gives the HO 30 days to pay in full (this includes attorney fees) or we will file a lien on the home.
3. Fining committee
  - a. Need a new person and election for chair.
  - b. Currently have three residents and we should have an extra person.
4. Violation letter
  - a. If board levies a fine amount, the fining committee determines if the fine and amount are reasonable. HO has opportunity to address fining committee.
  - b. On this violation, letter went out 1/10 citing an inspection on 1/8. The HO had to clear up the violation by 1/14 and did not.
5. Joyce Whittaker appreciation -
  - a. Joyce Whittaker was honored for over 11 years of service to the Board of Directors as Secretary and other volunteer duties.
  - b. As a token of her service to Mainlands #4, she was presented with an engraved pen and agenda book, also a certificate of appreciation.

**TREASURE’S REPORT** – Key Krywanek - Ken informed the board that the reserve account funds have changed. The MMF at Wells Fargo bank transferred to CD at Synovus Bank with 2.75%, Wells Fargo checking account closed and transferred to Synovus Bank, Republic Bank MMF closed and transferred to 3 CDs at Fifth Third Bank with 2.5%, one cash account with Alliance Bank transferred to CD at Alliance Bank with 2.3%. One transfer remains with funds from cash account at Alliance Bank to transfer to Suncoast Credit Union with 3.2% yield. All investments are FDIC insured. Our yearly interest will go from \$11,000 to \$31,000 with these changes. The Excerpts from the Balance Sheet and the Balance Sheet were distributed, and the report was filed for audit. Our current balance is \$1,773,739.02.

**SECRETARY'S REPORT** - Linda Erceg – Welcomed the Snowbirds back into the fold of Unit #4. Asked if there were any changes to phones or home addresses please contact the office. There were 2 interviews for new owners.

### **DIRECTOR'S REPORTS**

**RECREATION** - Ann DaSilva - Terrazzo floor refinish or strip and relax. I have one estimate but would like to get more. To strip and re-wax is \$500. To keep it looking good this should be done twice a year. The wax gets scratches, dulls and looks dull and dirty. Don't know when it was last done but it should be done this year. Re-finish requires "diamond" polishing. Wax is removed and floor ground down to original and re-sealed. Price quoted is \$5,585. Vendor will guarantee a high gloss that will not scratch like the current wax does and will last 3-5 years or longer. The cost quoted is \$2.50 per square foot. In researching re-finishing prices range from \$2 to \$5 per square foot and we have approximately 2,235 square feet.

Still having problems changing the spots. Need better lighting for nights from shuffleboard/pool area.

**LAWNS AND IRRIGATION** – no report

**ALTERATIONS** –as submitted by Pete Greenbaum. Since the meeting of December 18, 2018 there have been 13 applications filed. 12 applications were approved, one was rejected. The applications consisted of requests concerning tree trimming, a French drain, dryer vent, window replacement, pavers, driveway and walk slab, removal of a wall around the air conditioner, and installation and painting of shutters. The application rejected was for a paver driveway, front walk, rear patio and side of garage walk. The request did not meet Unit #4 specs for the items requested. The homeowner filed a second request which was approved.

**ROOFS** – Pete Greenbaum - Currently two tile roofs are being replaced. There is water damage in some of the homes when a strong gust of wind came through Unit #4. Call Property Management immediately if you see a brown spot in your sealing so they can stop any damage from a leaking roof.

**PAINT** –Jayne Fafard – The 2018 paint is finished and letters for 2019 will be going out the end of March.

**STREETS AND SIDEWALKS** –Ken Krywanek - Sidewalks that need to be leveled should begin to be sanded within a month. Bids will be taken for the resurface of the clubhouse parking lot in spring when the weather is warmer for proper drying.

**OLD BUSINESS** – None

**NEW BUSINESS**– Jane made a motion regarding out of sequence house painting. Ann seconded. There is a homeowner requesting to paint his house, at his expense. Though the house is scheduled for painting in 2020 he is trying to sell his house and wants to do it this year (2019). Motion – With authorization of the Board of Directors the homeowner may paint their home and roof out of sequence, at his cost using our vendor and paint specifications. Submitted for approval – Unanimous, 6-0.

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Mainlands Unit #4 Membership Meeting

### **Construction Code**

Pete made a motion to amend the construction code. Ken seconded Page 11, b, #1 Patios in the rear of the home extending beyond the outer perimeter wall may be a maximum of twelve (12) feet from the wall of the home and fifteen (15) feet wide and must be pavers or equals.

**A walk may be installed, not to exceed thirty-six (36) inches from the rear wall of the home, in order to gain access to the paver (or equal) patio. The walk must be pavers. Motion to amend the construction code.** Unanimous 6-0

**Summary of January 22, 2019 Business Meeting** Linda Byrd – we made a motion to allow a homeowner to paint his house, at his expense, before the regularly scheduled painting date. A motion to allow the homeowner to install his walkway was also granted. Please be aware, the Board never gives a variance, it's for all or no one.

**CLUB REPORTS** - -- **Social Club** Sue Segues– The Valentines Dance will be held on February 16; St. Patrick's Day party on March 16, Trivia resumes on February 22<sup>nd</sup>. Breakfast and Pot Luck are on the usual days. The Semi-annual garage sale will be held on March 1<sup>st</sup>, a permit is required, there is no charge for the permit.

**Women's Club** - Linda Bonnemann – There were 35 members and guests in attendance. The February meeting will feature a fashion show. A Senior Prom will be held on May 5<sup>th</sup>.

**Men's Club** – Ed Osmar the Men's Club is doing well and plans are underway for the March 10 dinner.

**FourCaster-** nothing new to report

**NEXT MEETING** - The next scheduled business meeting will be held on February 26, 2019 at 9:00 AM. The Homeowners Association Meeting will be held February 28, 2019.

**ADJOURNMENT** - Motion to adjourn was made and seconded. Meeting was adjourned 8:15 PM.  
Respectfully submitted,

Linda L. Erceg, Secretary

CC: BOD, Mollie Kirhagis, Joe Polkowski, Bulletin Board, Secretary's Record Book Attachments: Agenda, Treasurer's Report