

**MAINLANDS OF TAMARAC BY THE GULF UNIT IV
BUSINESS MEETING
April 16, 2019**

ATTENDANCE - Linda Byrd, Ann DaSilva, Linda Erceg, Jayne Fafard, Pete Greenbaum, Ken Krywanek, Ed Olmo, Mollie Kirhagis Property Manager and Joe Polkowski Assistant Property Manager.

RESIDENT ATTENDANCE – about 30 residents.

CALL TO ORDER: The meeting was called to order by the President, Linda Byrd at 9:00 A.M.

DISPENSATION OF MINUTES – The minutes of the March 28, 2019 Business and Membership meeting were approved as corrected.

PRESIDENT’S REPORT – as presented by Linda Byrd

- Masters Meeting—4/15/2019—Special meeting
 - Master’s President Report—Gate update
 - Tentative installment start date of May 27.
 - Two weeks to complete
 - The Master board voted to approve “Expenditure for appraisal of two entrance lots at US 19 and Mainlands Blvd, as well as the two vacant lots in Unit 4, for a cost of not more than \$5,000 for all.
- Complaints
 - MUST be signed to have any merit.
 - Board president gives input in how to handle—a strong letter, soft letter, other action.
 - The complaint remains anonymous.
 - Within 24-72 hours, action begins.
- Parking permits pass out 2 regular and one oversized vehicle to each director. Keep at home in the event someone calls you when the office is closed. Write for the shortest period possible.
- Out of town—Friday, April 19-Tuesday, April 29. Ken will take over during this time.

TREASURER’S REPORT – Key Krywanek – The Excerpts from Balance Sheet and the Balance Sheet were distributed. Currently have a cash reserve balance of \$263,819.85, with combined funds of \$1,871,177.00. We won’t see a big increase until the CD’s are due. The report was filed for audit.

SECRETARY’S REPORT - Linda Erceg – There have been five interviews for new residents with one scheduled and two in the process of purchasing homes.

MANAGER’S REPORT –Mollie Kirhagis - Complaints are coming in without signatures therefore it can’t be considered. Complaints must be signed to be considered; they are anonymous so there is no worry about the person knowing who filed the complaint. Occasionally the complaint must be shared with the President, but the name of the complainant is never disclosed.

DIRECTOR’S REPORTS

RECREATION – As presented by Ann DaSilva – Microwave oven was damaged, i.e. handle came off. Joe was able to get a replacement handle but it was found the screws were also stripped. Men’s club has agreed to purchase a new oven. Found one on line for \$189 delivered. Should arrive today 4/16/19. maintenance staff can install as it is just a matter of removing the old microwave, placing the new one in place and plugging it in.

I have the contract for stripping and re-waxing the floors in the main room of the recreation center. We need to remit 50% (\$849.48) when the contract is signed so I was holding off as we want to wait until the third week in June when activities calm down. Will sign and give contract to the office to remit money per contract. Thanks to staff for providing a clean mop weekly for us to be able to mop spills when they occur.

Sam and I thank you all for your prayers and support during my recent illness. The plant is beautiful and a reminder of how fortunate we are to live in such a caring community.

LAWNS AND IRRIGATION – As presented Ed Olmo – Since our last board meeting, I received just two complaints, request for sodding a small area in front of home. They will be added to the sodding list and a resident indicated that they did not edge her drive way properly. Issue was addressed. Matt and I will be evaluating properties this month for possible sodding. I will also follow up with maintenance concerning a review of all sprinklers. TRI completed their spring spraying for bugs and weeds on 4/15/19. Matthew Lawn service also trimmed all the palm trees around the pool on 4/11/19.

ALTERATIONS – as presented by Pete Greenbaum. There have been six (6) applications submitted since our last meeting on Thursday, March 28, 2019. All six were approved. The requests were for lighting in carport and on front porch, painting of awnings, new storm door, new heat pump, replace front door and repair garage door, and paint front door and shutters

PAINT – As presented by Jayne Fafard – the beginning of this phase of roof washing/house rinsing has been very active. The cooperation from our Board has been very much appreciated. Additionally, our office staff is, as always, superb. As all of you know, there is a lot that goes on behind the scenes. As I learn about this aspect of our community benefit, I am thrilled by the residents who take such a keen interest in the care for their homes. With the proper notice from the Lowes, most residents have made this project a "joint effort" with the on-site crew. No, this is not to say that it has been completely smooth sailing. But the issues that have surfaced, have been addressed, and continue to be addressed. I am confident that we can all agree that the results have been truly beautiful.

ROOFS – As presented by Pete Greenbaum - New tile roofs will be cleaned after three years however, should a new tile roof need to be cleaned after two years it will be done.

Tile Roof Summary April 16, 2019
 Unit 4

<u>Number of Tile Roofs</u>	<u>Year Complete</u>	<u>Replaced</u>
1	1994	
4	1995	4
13	1996	10
35	1997	12
41	1998	8
30	1999	7
33	2000	4
47	2001	2
46	2002	4
62	2003	1

Roofs – continued -

Tile Roofs Replaced In Recent Years (12 Year Warranty)

2	2012
0	2013
3	2014
9	2015
12	2016
12	2017
11	2018 (Twenty-year Warranty)
3	2019 (Twenty-year Warranty)

Currently four tile roofs are being replaced.

STREETS AND SIDEWALKS –Ken Krywanek – No report

UNFINISHED BUSINESS - None

NEW BUSINESS –

Fining Committee – The Fining Committee members are, Steven Cohen, John Petrelis, Sue Roseberry and Ron Vagnier. Sue Roseberry will act as Chairperson. We will be looking for extra people to be on Standby in case of illness or resignation of a member.

Walkway on side of property – Motion to expand the width of the walkway, Linda Erceg made the motion, Linda Byrd seconded. A resident would like to extend the width of the walkway pavers on the side of her home to 48” so it would meet her patio width. This would mean a change in the Construction Code Book, Page 11, Number 3 OR would mean making an exception to the thirty-six (36”) width rule: the board has never passed a variance. A motion to change the width to 48” instead of 36”. Linda Erceg yes, Linda Byrd no, Ann DaSilva no, Jayne Fafard no, Pete Greenbaum, no Ken Krywanek no, Ed Olmo no. Motion failed 6-1.

Update fence rule – Motion to allow picket fences, Ken made motion, Pete seconded. **Motion to change Page 5 of the Construction Code** to allow picket fences in rear of home and removing “no Picket style” from page 11 and page 5. Passed 7-0

Advertising on common property - postponed to a later date.

Change Common Property Listing – Welcome Booklet - Lots A and B are not Common Property; they are Real Property. Lots A and B. Ken motion, Ed second. **Lots A and B will be removed from page 2 of the Welcome Booklet and placed on page three since they are treated differently under the law. They will be headed under a new heading that says “ Real Property” on page 3.** Passed Unanimously.

Change to construction code – Add to #2 on page 3ccc. Add – **Homeowner notification. Pete made the motion, Ed 2nd. To add to #2 on page 3CCCi of the Construction Code the following: Homeowner will notify the Management Office once the exterior alteration has been completed. So that the job may be inspected by the CCC (Construction Code Committee) to ascertain that it was done according to the approved EAA (Exterior alteration form). A committee will be formed to inspect the property once the alteration is completed. If found to not be in compliance with the approved EAA, Management will send a letter to the Homeowner, requiring compliance. Passed 7-0.**

Articles and announcements appearing in the FourCaster – Pete made a motion, Ed seconded. Articles and announcements appearing in the monthly FourCaster must be signed in order to identify the author. Linda Erceg yes, Linda Byrd yes, Ed Olmo yes, Pete Greenbaum yes, Ann DaSilva yes, Jayne Fafard yes, Ken Krywanek abstained. Passed 6-0 with 1 person abstaining.

Pets leash rule – Pete made a motion regarding length of leashes, Jayne seconded. **Motion to change Welcome to Unit #4, Rules and Regulations of Mainlands Part II Pets 3) Pets must be on a leash not to exceed 10 feet. No pet shall be left outside unless the owner/caregiver is with the pet.** When the pets are outside of dwelling, the owner/caregiver must have in his possession for immediate use, equipment to pick up and remove excrement of the pet. **UNDER NO CIRCUMSTANCES ARE PETS ALLOWED ON ANY RECREATION PROPERTY.** Passed 7-0 Unanimous

Visiting pets – Postponed to a later date

Visitor responsibility – Postponed to a later date

Visitor Status violation – Linda Byrd made a motion to convene the fining committee to begin the fining process for address 3526 98th Terrace. Linda Erceg seconded. To request the committee, consider a fine of \$100 per day for a total of \$1000 as per Florida Statute 718. The fine will begin the date of the first violation letter dated April 8, 2019 and include \$100 per day through April 18, 2019 for a total of \$1000. Passed 7-0 Unanimous.

NEXT MEETING - The next scheduled business meeting will be held on May 21, 2019 at 9:00 AM; the Membership Meeting will be held April 25, 2019 at 7:00 PM. Which is the usual date.

ADJOURNMENT - Motion to adjourn was made and seconded. Meeting was adjourned at 12:30 PM.

Respectfully submitted,

Linda L. Erceg, Secretary

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