

# MAINLANDS OF TAMARAC BY THE GULF UNIT IV

## ANNUAL MEETING

October 24, 2019

**ATTENDANCE** - Linda Byrd, Ann DaSilva, Linda Erceg, Pete Greenbaum, Ken Krywanek and Ed Olmo.

**ABSENT:** Jayne Fafard

**RESIDENT ATTENDANCE** - There were approximately 50 residents in attendance for the 9:00 AM session and 65 for the 7:00 PM session.

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

**PLEDGE OF ALLEGIANCE** – Ken Krywanek led the residents in saying the Pledge of Allegiance.

**PROOF OF MAILING** – The Proof of mailing was shown to the residents and is also posted on the bulletin board.

**REVIEW OF THE SCHEDULE** –The schedule for the day was reviewed. Proxy voting ended at 9:00 AM, the voting in person and/or the changing of the vote will commence as soon as the meeting is recessed. The meeting will resume at 7:00 PM. The meeting was then turned over to the Secretary, Linda, Erceg.

Linda Erceg thanked everyone for coming out today and gave a brief explanation of the events that will take place. The instructions were read on the procedures for the day. The volunteers were Sue Sagues, Lou Fill, Carol Haney, Susan Ohl. The residents who handled the voting and counting the ballots were, Sue Rosebery, Dorothy Nix, Sally Waters and Carol Haney. A big thanks to Pete Greenbaum for getting the donut holes and lunch for the volunteers. Linda then recessed the meeting until 7:00 PM.

**MEETING RECONVENED** – President Linda Bird reconvened the meeting at 7:00 PM and welcomed the residents. Approximately 80 residents were in attendance.

**DISPENSATION OF MINUTES** – The President requested to dispense with the reading of the minutes from the Annual Meeting of October 25, 2018, approved by the board, minutes were approved as written. The minutes of the Membership meeting of September 26, 2019 were read and approved as corrected.

**QUORUM** – The President asked the Secretary if a quorum of our membership voted, Linda Erceg reported we have a quorum.

**PRESIDENT'S REPORT** - Linda Byrd – Gave a review of the Masters Association meeting. A Gate update, fobs can be picked up at the main office for any resident who didn't get them during the distribution period. The Board reviewed the Complaint form and the new form will include action being taken and status of the complaint. The meeting dates for 2019- 2020 was distributed and is posted on the bulleting board. Vendor damage – when there is damage caused by a vendor, the vendor is responsible for the damage, do not call the office.

**TREASURER'S REPORT** – Ken Krywanek – Expenses will be high due to the Roofing bill of \$59,500 in September. Year-to-date the roofing is \$251,000. The cost of the Painting will be coming due shortly. We will also have the \$5,000 expense for the spraying of sedge weed, also Unit 4's share of the expense for paving part of Mainlands Blvd. will be \$20,000 and our share of the repair of storm drains in Units 1 and 2 is \$5,000. We are getting larger expenses but our money is in excellent shape. The Excerpts from the Balance Sheet and the Balance Sheet are posted on the bulletin board, the report was filed for audit.

Operating account \$282,839.41

Reserve account \$1,606,682.67

Total \$1,889,522.08

**SECRETARY'S REPORT** Linda Erceg – There weren't any new resident interviews since the last meeting.

**DIRECTOR'S REPORTS- AS WRITTEN BY THE DIRECTORS**

**RECREATION** - Ann DaSilva – The plug on the outside lights and the shuffleboard lights are not working and we will get them fixed. We have had to replace the nozzle for the air pump, it has gone missing again. Volunteers have done an excellent job of cleaning the chairs around the pool. The pool heaters are on and we are getting estimates for new fencing around the pool. The distance between slats is not up to code. We have a new agreement with the election office. Since more people are voting by mail, they are closing other voting sites and the voters would be coming here.

**LAWNS AND IRRIGATION** – Ed Olmo – We are in the dry period in Florida, and we will be going to twice a week irrigation and once every two weeks mowing. Sedge weed spraying will be on or about October 29<sup>th</sup> and 30<sup>th</sup>. Any complaints should be address to the Managers Office.

**ALTERATIONS** – Pete Greenbaum – There have been 20 approved alterations. Vendors are checked at the office for insurance and permits,

**PAINT** – Ann DaSilva for Jayne Fafard – Houses are done, Jayne will check the paint

**ROOFS** – Pete Greenbaum – Four tile roofs and one flat roof are now being replaced. Projected replacement will be 25 roofs for this year. Next year we will need a sizable increase in funding to replenish the reserves.

**STREETS AND SIDEWALKS** – Ken Krywanek – nothing to report

**BALLOT COUNT** - The Ballot count was finished and handed to the Secretary, so she could relay the results to the attendees.

**MEETING BALLOT**

The results are:

**Question # 1: Should the reserves required by Section 718.112(2)(f), Florida Statutes, be waived for the next fiscal/calendar year and be reduced to a level presented by the Board of Directors?**

**YES 197 NO 2**

**Question # 2: Should the Association roll over and apply any surplus funds that exist in its Operating Account for its fiscal/calendar year ending 12/31/2019, to offset common expenses that will be incurred in the following fiscal/calendar year, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-604? YES 188 NO 9**

**Question # 3: Do you approve the proposed amendment to Section 10.D. of the Amended and Restated Declaration of Condominium of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc. as follows: YES 148 NO 48**

10. Use Restrictions. The use of the condominium property shall be in accordance with the following provisions: D. Fences, Hedges, Clothes Pole, Exterior Antennas, Parking, Signs... All ~~garbage and trash containers, and all~~ tanks, including oil and gas tanks and water treatment tanks must be placed and maintained below ground level or walled-in areas so constructed as to render the contents thereof hidden from view from adjoining properties...."

**Question # 4: Do you approve the proposed amendment to ARTICLE VI of the Amended and Restated By-Laws of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc., to add a new Section 3, to read as follows: YES 151 NO 47**

Section 3. Committee Meetings: Meetings of committees are exempt from notice and minutes requirements unless the committee is empowered to make budget or other final decisions on behalf of the Board of Directors.

**CLUB REPORTS –**

Social Club – Sue Sagues – Sue gave a rundown of the activities coming up at Unit #4. Trivia will be on Friday; the Halloween Party is Saturday. The breakfast will be sausage and gravy, on November 16 we will be having the garage sale. Pot Luck will be held on the 19<sup>th</sup> and will be a turkey and ham theme. On November 21<sup>st</sup> the Social Club will meet with Officer Gatti speaking on “what to do if you are in an active shooter situation”. November 22<sup>nd</sup> will be Trivia. There will not be a Social Club Meeting for December.

Women’s Club - Linda Bonnemann – The Annual Card Party will be held on November 2<sup>nd</sup> with an \$8.00 cost. The regular meeting will be on November 12<sup>th</sup>.

Men’s Club – John Petrelis – Pizza Party on Saturday, November 23<sup>rd</sup>.

FourCaster – Deb Higgins – Everything is going well.

Pancake Breakfast – Needs a volunteer to oversee the Breakfast Committee

Bunco – We will advertise for the game of chance without the \$5.00 charge to play.

**NEXT MEETING** - The next scheduled business meeting will be held on November 19, 2019, 9:00 AM. The Homeowners Association Meeting will be held in January 23, 2020 at 7:00 PM.

**ADJOURNMENT** - Motion to Adjourn was made and seconded. Meeting adjourned at 7:45 PM. The Board will convene to the board room for the organizational meeting to appoint board positions.

Respectfully submitted.

Linda L Erceg, Secretary

CC: BOD, Mollie Kirhagis, Joe Polkowski, Bulletin Board, Secretary’s Record Book,