

**MAINLANDS OF TAMARAC BY THE GULF UNIT IV
BUSINESS MEETING
January 21, 2020**

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

ABSENT - Pete Greenbaum

RESIDENT ATTENDANCE – Nine guests were present.

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 December 17, 2019 meeting were approved as corrected.

Ken Krywanek Linda Byrd congratulated Ken on being elected President of the Master Association, she said the Board knows he will do a good job. Ken replied he would continue his Unit #4 duties.

PRESIDENT'S REPORT – as presented by Linda Byrd. Reminded the Board their main duty is fiduciary in nature. The Association's interest is first. Homeowner's input should be to alert the Property Manager when something is "wrong" and to let us know if rules are being violated. The Homeowners should stay on top of things by coming to meeting, reading the FourCaster and watching the website.

Old Fine - Never closed and the letter was not sent due to health reasons in the house. There have been continuing problems and we have contacted our police representative for help.

MRTA - We are fine since we are considered a typical condo. Each deed references the unit's legal description, which includes the Official Records Book and Page where the Declaration is recorded. Each time a deed is recorded, it acts as a perpetual "preservation" of the Declaration.

- Caretakers -
 - People who reside in Unit 4:
 - 1. Resident/owner
 - 2. Resident/tenant
 - 3. Permanent resident—someone who is 40+ and has been living in home 91+ days
 - 4. Visitor—someone of any age who lives or visits for 90 or less in a calendar year.
 - Caretakers fit none of these categories
 - Burden of showing that the presence of the caretaker is on resident
 - A caretaker is considered a "reasonable accommodation" under the Federal and Florida Fair Housing Acts (the "Acts").
 - When having a caretaker in the home results in a violation of the Association's documents/rules (i.e., not single-family housing, caretaker is underage, too many occupants, etc.), then the Association would have to approve the request as a reasonable accommodation if sufficient documentation of the resident's "disability-related need" for the accommodation were provided.
 - A requesting resident must provide documentation from a medical or other professional, attesting to his/her disability-related need for the accommodation. The documentation needs to include 3 items:
 - **That the person has a disability – and, if neither the disability nor the need for accommodation are "obvious," information on the nature of the disability.**
 - **That the disability impacts on a "major life activity."**
 - **The connection between the disability and the requested accommodation**
 - The Association may not provide or demand any form to be used
 - I would strongly recommend that the board authorize that our attorney review documentation provided by residents' medical/other professionals in support of their requests for reasonable accommodations (caretakers, service/ESAs, etc.) If handled incorrectly it could result in housing discrimination complaints being filed against the Association.

TREASURER'S REPORT – Key Krywanek – The Excerpts from the Balance Sheet and the Balance Sheet were distributed; the report was filed for audit. These are the year end reports to close out 2019. We are in a solid position and the balance is up from last month. The roofs will be a big concern for 2020.

Operating account \$287,648.16

Reserve account \$1,501,620.84

Total \$1,789,269.00

SECRETARY'S REPORT - Linda Erceg – 4-5 interviews for new and additional residents were completed since the last meeting. The Census is being mailed and the form was distributed to the Board. They will have 30 days to get them back to the office or clubhouse, then we will re-mail to the people who did not respond, and finally do a phone bank for anyone who doesn't respond.

DIRECTOR'S REPORTS

RECREATION – as presented by Ann DaSilva - Maintenance staff checked out the pool pit to ensure both sump pumps were working and cleaned out the pit. Pool used a lot this last month as weather has been warmer than usual. The alligator has disappeared. The only thing I found was the baby that sat on the gators head. It will not be replaced.

Will be asking women's club to remove the rest of the string lights that have been up since the senior prom. They had requested they stay up for the holidays. Apparently, they did not have enough help to take down all the decorations. Still having problems with some of the outside lights, particularly the alcove lights on the left side (facing the clubhouse). Thought they were fixed but were out over the weekend.

Thanks to the men's club we have a new large outside trash can. They have also purchased two new electric fry pans.

LAWNS AND IRRIGATION – as presented by Ed Olmo – Only one grass complaint and the problem is caused by the homeowner not getting rid of the debris from under the tree. The leaves and any other debris should be raked since it is causing the grass to get mold and it will kill the grass. The trees on 98th will be trimmed next week, they are on common property and are Unit 4's responsibility.

ALTERATIONS – as submitted by Pete Greenbaum - Exterior Property Alteration Application Report Since the Director's meeting of December 17, 2019, 5 applications were submitted, all were approved. Approved applications were for a water softener, fixed patio cover on an Eden home, slab for extension inside footprint of home, and tree and shrub removal. Homeowners are reminded that work done to the outside of the home requires a Unit 4 approved permit. Work should not be started until the permit is obtained.

PAINT – as presented by Jayne Fafard – two minor items, one is resolved. A resident has a shutter that is buckling and should be replaced. Joe gave an account of the house paint turning yellow, this is from the sprinklers and the reclaimed water. It can be removed with Rust Out available at home Improvement stores.

ROOFS – as submitted by Pete Greenbaum –
 Tile Roof Summary January 21, 2020
 Unit 4

<u>Number of Tile Roofs</u>	<u>Year Complete</u>	<u>Replaced</u>
1	1994	
4	1995	4
13	1996	11
35	1997	15
41	1998	12
30	1999	9v
33	2000	9
47	2001	4
46	2002	4
62	2003	4
Tile Roofs <u>Replaced</u> In Recent Years (12 Year Warranty)		
2	2012	
0	2013	
3	2014	
9	2015	
12	2016	
12	2017	
11	2018 (Twenty year Warranty)	
21	2019 (Twenty year Warranty)	
2	2020	

Five tile roofs are currently being replaced.

Tile roof end of 2019 summary report

2019 was extremely costly for our roof repair/replacement program. Twenty-one tile roofs and 11 flat roofs have been replaced. Entering 2020 we currently have eight tile roofs in various stages of being replaced.

To be realistic, costs will increase in future years, beginning with 2020. This is due in part to the following:

1. Between 1995 and 2003 all tile roofs (314) were replaced. Those roofs are now maturing. The average life of a tile roof is 20 years.
2. Flat roofs are a continual headache. Two years ago the town came in compliance with state law. The law requires new or replaced flat roofs to be tapered. This increased the average cost from \$3,000 to \$5,500 per roof. The average life of a flat roof is 12 years.
3. Insurance companies are hesitating writing homeowner policies when the flat roofs reach eight years. In one case, in another unit, the insurance company refused to write the policy because the flat roof was five years old.

This is what this all means in dollars and cents. Keep in mind the average cost of a tile roof is currently \$14,000, a pitched flat roof is \$5,000, and costs continue to rise. The beginning 2019 balance for roof repair/replacement was \$659,911. The amount budgeted during 2019 through our monthly maintenance was \$309,013.68. 2019 saw Unit 4 spending \$374,686 replacing tile and flat roofs. Repairs were not included in this amount. The ending reserve balance was \$605,328 which meant the roofing budget overspent by \$54,583. Obviously, our roof reserves entering 2020 are diminished. Not only was the budget in 2019 overspent but, with eight roofs currently being replaced, we enter the new year requiring approximately \$112,000 to cover the cost. Our bylaws require we replace/repair tile and flat roofs. There is no getting around that.

Some of the other units are trying different vendors to keep costs down. The results have been mixed, especially with the flat roofs. Monthly budgeted amounts have been increased already by some units, as much as \$40 per month, due to roofing costs. Our roofing program is extraordinary. In some units repair and replacement are the homeowner's responsibility. Can you imagine having to spend, in one lump sum, approximately \$20,000 to replace both roofs? (If I lived in one of those units, I would start preparing for that upcoming expense.)

The board sees a sizable increase in the 2020 roofing budget. The main objective here is to stave off an assessment, a one-time payment of a considerable amount that nobody wants to see.

STREETS AND SIDEWALKS –Ken Krywanek – The sidewalks are being repaired. We have a problem where the side streets are meeting Mainlands Blvd. The Master Association would be in charge or repairs.

UNFINISHED BUSINESS – Ann made a motion to amend the trash, waste in the sewers, Jayne seconded. The Addendum was changed to read: **Trash, waste and other debris (including animal excrement in plastic bags) may NOT be disposed of by placing/throwing these items in storm drains, lakes or canals.** Passed unanimous – 6-0

NEW BUSINESS – Ann made a motion to accept a contract to resurface the pool, Ken seconded. Two bids were received and discussed. One bid was \$7,000 more than the other and did not delineate all areas. Will take about 2 weeks for the work to be completed. **Motion to accept the contract with “The Pool Works” for \$30,000 to resurface pool with optional LED lighting not to exceed \$32,000.** Passed, unanimous 6-0.

Old chairs - Ann made a motion about getting rid of old chairs, Ed seconded. The clubhouse has a few old green chairs that must be either sold or thrown out, they are not worth saving. It was decided to have Ann dispose of them as she sees fit. Unanimous 6-0.

Coffee Brewing system - Ann made a motion to purchase a coffee brewing system, Ed seconded. Most of the clubhouses have gone to using a commercial coffee set up. A BUNN coffee brewing system is available for sale on Amazon for just under \$700. It would require getting some plumbing done and to set it up on the coffee bar. I believe the clubs would be willing to chip in for some of the cost. Currently we use the large coffee urns and waste a lot of coffee and they are dangerous to lift and empty. **A motion to purchase a 3 burner coffee brewing system to include plumbing, not to exceed \$2,000.** Passed, unanimous 6-0

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Fishing – Ann made a motion to discuss adding an addendum to the Fishing rule, Linda Erceg seconded. The suggested addendum is; **The rule reads – Prohibited: Fishing in any Unit 4 lake or canal: this included “catch and release”.** Motion is to add: **Catch and release fishing on a resident’s own property or with the owner’s written permission is allowed. Cast netting is never allowed.** Passed, unanimous - 6-0

NEXT MEETING - The next Board of Directors meeting will be at 9:00 AM on Tuesday, February 25, 2020. The Membership Meeting will be held this Thursday, February 27, 2020 at 7:00 PM.

ADJOURNMENT – Ed made a motion to adjourn, Jayne seconded. Adjourned at 11:40 AM.

Respectfully submitted,

Linda L. Erceg, Secretary

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