**MAINLANDS OF TAMARAC BY THE GULF UNIT IV**
**MEMBERS ASSOCIATION MEETING**
**January 23, 2020**

**ATTENDANCE** - Linda Byrd, Ann DaSilva, Linda Erceg, Jayne Fafard, Ken Krywanek, Ed Olmo

**ABSENT** - Pete Greenbaum

**RESIDENT ATTENDANCE** – Approximately 65 guests were present.

**CALL TO ORDER:** The meeting was called to order by the President, Linda Byrd, at 7:00 PM

**DISPENSATION OF MINUTES** – The Secretary, Linda Erceg, read the minutes of the Annual Meeting held on October 24, 2019. They were approved as corrected.

**Ken Krywanek** Linda Byrd congratulated Ken on his election as 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 to the best of his abilities.

**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 meetings, reading the FourCaster and watching the website.

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**
  - No forms may 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 explained to the members. They will have 30 days to get them back to the office or clubhouse. If copies of identification are needed, this can be done at the Manager's office and the completed form can be left with the staff. Forms can be dropped off at the Clubhouse by placing in the mailbox or the ballot box. For security, make sure you use the envelope you received.

**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. The pool temperature is at 82*, for each degree the temperature is raised, it would cost an extra $100 per month.
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.
There is an election on March 17, 2020 and the entire clubhouse will be closed.

**LAWNS AND IRRIGATION** – 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** – Ken gave the report 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** – - 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. Spring will start the roof washing.

**ROOFING –** Ken reporting for Pete –

**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 and trip hazards are being repaired. We have a problem where the side streets are meeting Mainlands Blvd and The Master Association would oversee those repairs.

**CLUB REPORTS**

**Social Club** – Dorothy Nix – Dorothy gave a report of all the events coming up in Unit #4, These can be found on January and February's Monthly Calendar. Ann and Carol were thanked for stepping up to be co-chairs for the monthly breakfast club.

**Women's Club -** Linda Bonnemann –The next meeting will be a Valentine themed lunch on February 11 at 12:00 noon.

**Men's Club** – Andy Fafard – 104 people attended the Polish Dinner and tickets are available for the upcoming annual Chicken Dinner to be held on March 8, 2020.

**FourCaster –** Deb Higgins – everything is going well.

**Breakfast -** Carol, we will have French toast for the February Breakfast.

**Potluck –** Great turnout with over 80 people present. Every upcoming month has a host.

**Shuffle –** Unit #4 won – 18-14.

**RECAP OF BOARD OF DIRECTORS MEETING**

Linda Byrd - There is dog poop showing up in the sewers and lakes. This is causing blockages and will cause disease and pollution. The Board passed a rule to stop people from throwing trash and dog poop in the sewers and lakes. The new rule will be going into the "Welcome Book" and if a person is caught disobeying the rule, they could be fined.

**NEW BUSINESS** - Linda Byrd – The pool will be resurfaced at a cost of no more than $32,000. It will probably take about 2 or more weeks and will not be done by the Easter Break.

**Fishing in lakes –** A motion passed prohibiting fishing in the lakes, unless you are on your own property or have written permission from the owner of the property on your person at the time you are fishing. All the property around the lake is owned by the residents who surround the lake, there is no egress for anyone to walk on the property or fish.

**Fines** – If any resident refuses to obey the rules, they are subject to fines as with every other rule/offense.

There being no further business Bruce made a motion to adjourn, Carol seconded. Meeting adjourned at 8:10 PM. The next Board of Directors Meeting will be held on Tuesday, February 25, 2020 at 9:00 AM with the Membership Meeting on Thursday, February 27, 2020 at 7:00 PM.

Respectfully submitted,

Linda L Erceg
Secretary