

**MAINLANDS OF TAMARAC BY THE GULF UNIT IV
BOARD OF DIRECTORS BUSINESS MEETING
VIRTUAL MEETING
November 17, `2020**

ATTENDANCE – Roll call: Linda Byrd, Linda Erceg, Jayne Fafard, Pete Greenbaum, Ken Krywanek and Property Manager, Joe Polkowski.

ABSENT – Ann DaSilva –

RESIDENT ATTENDANCE – Only a few residents tuned in, no one wanted to speak on any agenda item.

CALL TO ORDER: The meeting was called to order by the President, Linda Byrd, at 9:00 A.M on the virtual site of “gotomeeting.com”.

DISPENSATION OF MINUTES – The President asked if there were any additions or corrections to the minutes of October 2, October 20 Business Meeting, October 22 Annual Meeting, October 22 Organizational Meeting. Ken made a motion which Pete seconded to accept the minutes as emailed. Unanimous, all minutes passed.

PRESIDENT’S REPORT - Linda Byrd –

- Welcome
 - October was our annual meeting/board organizational meeting
 - President—Linda Byrd, VP/Treasurer--Ken Krywanek, Secretary—Linda Erceg
 - Directors: Roof: Pete Greenbaum, Lawns: Ed Olmo, Paint: Ann DaSilva, Recreation: Jayne Fafard
 - Thank you to the board for their service
- Schedule
 - Meeting schedule for 2020-2021 announced and is attached on a separate page.
- Directors—cc President on emails and reports
- Document retyping update – as we were meeting Joe presented a copy of the finished Construction Code book, which will be distributed to the BOD for proofing.
 - Construction code ready shortly
 - Discussion on how to make changes and purchase of binders. 1” binders will cost about \$610.00 for 350. Joe will purchase the binders and order the paper for the documents. The paper will be pre punched with holes and cost about \$60.00 for a box of 5,000 sheets.
- Reminder of need for safety on Mainlands Boulevard

TREASURER’S REPORT – Ken Krywanek – Operating account has a balance of \$286,929.23. The Reserve account is \$1,390,542.25 for a of Total \$1,677,471.48 Drop from October again due to high roofing costs of \$149,117 Treasurer brought up for discussion the possibility of sale/lease of Lot A to master association for building property management. Only an option for sites. This is an informational statement only. The Excerpts from the October 31, 2020 Balance Sheet and the Balance Sheet were distributed; the report will be filed for audit.

SECRETARY’S REPORT - Linda Erceg – There was one interview scheduled which fell through. The Fining Committee is listed on the Organizational Meeting Minutes of October 22, 2020 and consist of Sue Roseberry as Chair, Steve Cohen, John Petrelis and Ron Vagnier make up the Committee and Alternate is Joyce Whittaker, the BOD Liaison is Linda Erceg. .

PROPERTY MANAGER’S REPORT– Joe Polkowski Nov 2020

1. Median Palm trees were trimmed a few weeks ago happily before ETA hit us. As far as the common areas we did not sustain any heavy damage. We lost one palm tree in a median in Unit 1 and had to deal with some minor debris on the roads.

2. Violations. 2 exterior violations regarding landscaping have been resolved. There is still one open one regarding a driveway not being the same color. This will be getting resolved shortly as the owners have been out of town. As a reminder, property inspections are ongoing.
 3. I would also like to add I have been getting reports of coyotes back in the area so please make sure you use caution when out especially if you are walking with a small dog. Another report that has come into the office that people in backpacks are walking around the community late at night checking to see if car doors are unlocked. Always remember to keep your cars and homes locked, and if you see anything or anyone suspicious call the police immediately.
 4. With the storm we have had a lot of work order requests come in for roof leaks. We are getting to these as quickly as possible.
- **Traffic Safety Committee observations included:**
 - Poor visibility at 11 intersections onto Mainlands Blvd. when turning from a side street due to homes, landscaping, vehicles parked in driveways close to intersections
 - Potential solution: Install convex mirrors to allow better sight line for turning traffic
 - Speed limit sign size and positions are inconsistent.
 - Potential solution: Replace signs and posts as needed for uniformity
 - Many people choose to walk in the street and medians, landscape maintenance activities often encroach onto Mainlands Blvd., slower vehicles such as golf carts or bicycles share the road with cars.
 - Potential solution: Lower the speed limit to 20 mph throughout Mainlands to make the roads safer and more usable for all
 - Recommendations included:
 1. On Mainlands Blvd. between the two stop signs
 - Paint a White Stop Line, 10 inches wide,
 2. Above the white stop line described in #1 above
 - Paint the word “STOP” in 24 inch letters on roadway
 3. In the median at corner of Mainlands Blvd W/Mainlands Blvd. S.
 - Install a sign saying, “*Stop Sign Ahead*”, to warn of the stop sign at Mainlands/45 Street
 4. At Mainlands Blvd/101 St
 - Change the color of the yellow stop lines already there, to white and paint the word “STOP” in 24 inch letters before each of these stop lines.
 5. In the Median at corner of Mainlands Blvd/100 Place
 - Install a sign, “*Stop Sign Ahead*”, to warn of the stop sign at Mainlands Blvd/101 St.
 - Additional thoughts
 - Gradual speed humps
 - Continued rise in speed awareness throughout the community
 - Speed Patrol Signs (Speedpatrol.com)
 - Adding *SLOW* signs, *attention stop ahead* or *dangerous/ blind corner ahead* etc.
 - Painting *SLOW* on roadway
 - Postings in newsletters.
 - “Self-shaming videos”
 - When gates added The Mainlands channel showed bad drivers and it helped reduce incidents
 - Particular areas of concern
 - In unit 2 at Mainlands Blvd/42nd Way
 - Suggestions
 - Make 42nd way a one way road

- Add cross walk with one stop sign.
- No lighting by golf course clubhouse
 - Suggestions
 - Raised Intersections to slow down speeders
 - Lower speed to 20mph
- Stop sign at 45th St/Mainlands in Unit 1
 - Make 45th St a one way street
 - Change to all-way stop
 - Remove stop sign at MLB/45 and put an all-way stop at MLB/MLB

DIRECTOR'S REPORTS

ROOFS Pete Greenbaum–

Tile Roof Summary November 17, 2020 Unit 4

<u>Number of Tile Roofs</u>	<u>Year Complete</u>	<u>Replaced</u>
1	1994	1
4	1995	4
13	1996	11
35	1997	19
41	1998	15
30	1999	11
33	2000	10
47	2001	6
46	2002	10
62	2003	9

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)
21	2019 (Twenty year Warranty)
26	2020

We were hit very hard in October with roof replacements. One flat roof and 5 tile roofs were replaced totaling \$70,455. Up to and including October \$257,482 has been collected for reserves. \$406,599 has been spent thus far in 2020. The account for the year is running a deficit of \$149,117.

Two tile roofs are currently being replaced.

RECREATION – Jayne Fafard with Ann DaSilva - We have been busy this month with a few projects, some improvements and much pool activity. As we reviewed the protocols for the Clubhouse, I feel it is imperative that we re-visit the use of our pool and discuss number limits for residents using the pool, guests and proper use of pool furniture. As we look forward to January, I have arranged for our residents to use pools in 2 other Units. That raises the question of us allowing them to use our pool for similar situations.

A pool filter was replaced and shortly thereafter, the County closed the pool until a new motor could be installed. Unfortunately, both events caused the pool to be closed for at least 3 days each time. All of this was coordinated with the assistance of Joe and the excellent staff of our maintenance men. Many thanks for their patience and guidance. Our Men's Club came forward to purchase a new air compressor. We are so grateful for their contribution. We also replaced the air hose on the outside of the Clubhouse.

Lights have been changed, curbing cleaned and the noodle area has been cleaned out.

We continue to work inside the storage areas to consolidate the items stored and stay current with decorations for the Holidays. It will be necessary to clear all storage areas, and we have begun that process. All chairs and tables will be brought into the Clubhouse, and the storage room floors will be cleaned. We decorated the outside for Veterans Day and then for Thanksgiving.

Motion for the replacement of the double doors to the outside freestanding storage area, Ed seconded. Gathered 3 proposals for the door and this would include repair of water ruined walls. The money would come out of reserves and the amount would not exceed \$9,000. Motion passed, unanimous,

Ann and I will schedule a visit with The Pool Works to select colors and materials to be used for this project scheduled for January 4, 2021.

LAWNS AND IRRIGATION –Ed Olmo –

Since our last meeting, the following services were performed:

- Sedge weed application was completed the week of 10/28/19.
- Palm Trees were trimmed around the clubhouse
- Three additional cuttings in November
- As of 11/14 the grass will be cut every two weeks throughout the winter months
- Four complaints since our last meeting. (edging, damage to resident's water line, damage to a bush, brown spot on lawn) All complaints have been addressed.

Since our last meeting, the following issues were addressed: I received one complaint via phone call concerning the trimming of the grass around the sprinkler heads. The resident left an angry message on my voice mail indicating that he does not want the grass burned around the sprinkler heads. The resident also sent me an email. I forwarded this complaint to Matthew Lawn Service for follow up. However, I did respond to the resident via e mail asking him to file his complaint along with all future complaints directly to the front office. This will help us to document the issues and coordinate a follow up. Unfortunately, the resident has yet to follow my instructions. We are in the process of sodding 14 properties at an estimated cost of \$8,900.00. This estimate was approved by Ken. As a result, we will move forward and complete the process by the end of the month.

ALTERATIONS – Pete Greenbaum – Exterior Property Alteration. Since the board meeting of October 22, 2020 there have been 15 applications submitted, all were approved. Applications were for replacement windows, rear awning, 2 French drains, garden border, replacement windows, new cement driveway, new A/C, gutters, garage side door, garage front door, new sliding door, remove bushes, paver driveway and walk, and planting a palm tree.

PAINT – Ann DaSilva submitted a report. She does not have anything to report at this point. Showed Jayne how to replace the pads for the AED

STREETS AND SIDEWALKS –Ken Krywanek –waiting for contractor to get documentation, as soon as the paperwork is in order they will start on the sidewalks.

SHARED AGREEMENT – Reported by Pete Greenbaum

Common use Agreement revision committee meeting New Maintenance Office Committee Meeting, November 9, 2020

The meeting convened at 9 a.m. in the Unit 4 clubhouse. Representatives from Units 1 to 5 were present; Master Association President Ken Krywanek chaired the meeting.

The purpose of the meeting was to discuss the status of relocating the Maintenance office to a new location. Several options were presented, and discussion ensued as to which ones the committee felt were viable. These suggestions will be discussed at the next Master Association meeting.

1. Front lots—The builder of Mainlands owns the two walls on the front lots. The builder was contacted and Mainlands received a letter stating that a transfer would not take place. The letter did state that the owner would sign and asked what the incentive would be. Our lawyer said we could go to court but we would probably lose. A follow up letter will be sent, but it is probably a dead issue.
2. Travel agency building—The original property broker was asking \$750,000. Currently it is listed at \$675,000 with a new broker. If the agency is in bankruptcy, perhaps we could be successful with a lower offer.
3. Hudson property—The owner was approached some time ago and he stated the sale price was \$300,000. At last contact he had upped the price to \$350,000. Apparently, he is in no hurry to sell, however, we will contact him again. Don't be surprised if the price increases again.
4. Unit 4 1.3 acre site off Mainlands Blvd.—Unit 4 has not been contacted directly at this time. Ken has asked Duke Energy about easement restrictions on their property. Would it be rented or bought? What would be the enticement to allow the office to be built on the property? Further discussion will occur once various aspects have been investigated.
5. Current Maintenance Office location—Contact the owner of the property and see if a long term lease is possible.
6. Rental buildings off Gateway Blvd.—Owners would be contacted about rental possibilities. This location would be a problem because of golf cart traffic on Gateway Blvd. Our maintenance staff uses golf carts to travel to jobs; our residents use golf carts to travel to the office. The town will be contacted about our concerns.
7. Property on 40th Street across from Golden Gate Park. Two lots occasionally are offered for sale. Could we afford them and are they willing to sell? The lots are located on a road where golf cart traffic is permissible.

UNFINISHED BUSINESS – Ann made a motion to purchase and install a short laser projector and screen not to exceed \$9,000. motion failed 0-6.

Pete made a motion to amend the size of the retractable rear patio Ed seconded. November 17, 2020, Construction Code, Retractable patio awnings 3.2, Page 8, #3

3. Awnings shall be installed over rear patios only. The width and length of the awning shall not be wider or longer than the patio. The maximum size is **15'** (~~13'~~) x **20'** (~~15'~~). Linda Byrd, yes; Ken Krywanek, yes; Linda Erceg, yes; Pete Greenbaum, yes; Ed Olmo, yes; Jayne Fafard, abstain. Motion passed 5 yes with one abstention.

NEW BUSINESS - Pete Greenbaum made the following motion, Ed seconded. November 17, 2020, Construction Code, Page 9, 7.0 Fencing/Landscaping, add letter “h”, Flags and Flag Poles.

Flags/banners/streamers/pennants must be displayed in the following manner:

A homeowner may erect on the property:

1. A pole affixed to the block wall of the home.
2. A pole in the ground. The pole may not be taller than 20 feet and “planted” securely in the ground.
3. Flag poles and attachments must be made of non-corrosive materials.
4. An American flag may be no larger than 4' x 6'. In addition, as per Florida Statute, an official flag representing the United States Army, Navy, Air Force, Marine Corps or Coast Guard may also have dimensions of no larger than 4' x 6'.
5. Only two (2) flags/banners/streamers/pennants may be flown from a flag pole.
6. Any flag/banner/streamer/pennant must be no larger than 4' x 6'.
7. Three (3) garden flags/banners/streamers/pennants are permitted. They may not measure more than 12” x 18”.
8. Multiple United States lawn flags may be flown during the week before, the day of, and the week after a national holiday. The flags must be no larger than 12” x 18”.

Linda Byrd, yes; Ken Krywanek, yes; Linda Erceg, yes; Pete Greenbaum, yes; Ed Olmo, yes; Jayne Fafard, yes. Motion passed unanimous.

NEXT MEETING – The next virtual business meeting will be held on Tuesday, December 15, 2020 at 9:00. A special virtual Document Committee Meeting will be held on December 29, 2020 at 9:00 AM,

ADJOURNMENT – Linda E made a motion to adjourn at 11:30, Pete seconded, unanimous.

Respectfully submitted,

Linda L. Erceg, Secretary

CC: BOD, Joe Polkowski, Office Manager, Bulletin Board, Secretary's Record Book

Attachments: Agenda, Treasurers Report, Calendar of Meeting Dates

2020-2021 Board Meetings

Mainlands Unit IV

Business Meeting	Tuesday	17-Nov	9 a.m.
Business Meeting	Tuesday	15-Dec	9 a.m.
Business Meeting	Tuesday	26-Jan	9 a.m.
Homeowners' Meeting	Thursday	28-Jan	7 p.m.
Business Meeting	Tuesday	23-Feb	9 a.m.
Homeowners' Meeting	Thursday	25-Feb	7 p.m.
Business Meeting	Tuesday	23-Mar	9 a.m.
Homeowners' Meeting	Thursday	25-Mar	7 p.m.
Business Meeting	Tuesday	20-Apr	9 a.m.
Homeowners' Meeting	Thursday	23-Apr	7 p.m.
Business Meeting	Tuesday	25-May	9 a.m.
Homeowners' Meeting	Thursday	27-May	7 p.m.
Business Meeting	Tuesday	22-Jun	9 a.m.
Business Meeting (if needed to approve Jun Min)	Tuesday	6-Jul	9 a.m.
Budget Meeting (date subject to change)	Thursday	7-Sep	9 a.m.
Business Meeting	Tuesday	21-Sep	9 a.m.
Homeowners' Meeting	Thursday	23-Sep	7 p.m.
Business Meeting	Tuesday	26-Oct	9 a.m.
2019 Annual Meeting	Thursday	28-Oct	9 a/7p