

**MAINLANDS OF TAMARAC BY THE GULF UNIT IV
BOARD OF DIRECTORS BUSINESS MEETING
VIRTUAL MEETING
January 26, 2021**

ATTENDANCE - Roll call: Linda Byrd, Ann DaSilva, Linda Erceg, Jayne Fafard, Pete Greenbaum, Ken Krywanek, Ed Olmo and Property Manager, Joe Polkowski.

RESIDENT ATTENDANCE – Approximately 5-8 residents attended.

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”.

RESIDENTS REQUESTING TO SPEAK- Any resident requesting to speak for 3 minutes on any agenda item?

DISPENSATION OF MINUTES – The President asked if there were any additions or corrections to the minutes of December 15, 2020.

PRESIDENT’S REPORT - Linda Byrd –

- Welcome
- Medical equipment
 - The Welcome to Mainlands Book gives the Board the right to refuse any donation due to storage (which is how this all began) and states that says, the BOD has the right to dispose of the item, sell the item, or accept the item for use in the clubhouse.
 - Attorney opinion was that the Association should NOT keep these types of items and loan them out to residents upon request as it nothing but a liability exposure to the Association.
 - Board has had several discussions regarding the equipment because a couple of HOs were so disappointed, but as most of the board has agreed: **we will not keep these types of items.**
 - Should any resident decide to lend equipment which they own to another resident, the BOD has nothing to do with it.
- Homeowner’s insurance
 - All HOs are required to have HO insurance (HO3) NOT condominium insurance.
 - Agents sometimes argue that only Condo insurance is needed, and this is NOT correct.
- The *Welcome to Mainlands* booklet is done and ready for read through at a Special Meeting of the Board
 - Special Meeting on Tuesday, March 2, 2021 at 9 a.m. as a virtual meeting as we did for the construction code booklet.
- Areas over which that directors have responsibility.
 - **All** concerns go to office first—All.
 - No variances with exterior alterations and no customizing or special favors for areas of responsibility.
 - At interview all are told when there is an issue to call the office **only**. If the office does not address it should the director be called.
 - Advice to directors:
 - No individual customizing of services
 - No accepting direct complaint/issue calls.

TREASURER’S REPORT – Ken Krywanek – Operating account has a balance of \$278,780.26. The Reserve account is \$1,403,715.60 for a total of \$1,682,495.86. The Excerpts from the December 30, 2020 Balance Sheet and the Balance Sheet were distributed; the report will be filed for audit. The December balance is doing fine. We spent \$3,131.78 more than was budgeted, but this will work out shortly. All HOA fees are up to date.

SECRETARY’S REPORT - Linda Erceg – There were 3 interviews for homes sold, with one coming up. I have not finished the minutes for the special meeting of December 29, 2020. This has to do with the Construction Code book and Motions. I will say it is very tedious, but I expect to get it done within a week. Side note: I distribute a “Cheat Sheet” to all new residents and the HO-3 Insurance is the very first item on the list. We review the entire cheat sheet when the interview for ownership is done.

PROPERTY MANAGER’S REPORT– Joe Polkowski - the Pool Contractors are putting the tile in place and once this is done it will take about 10 – 15 days to fill and get the chemicals balanced. Stop signs on Mainlands and Mainlands have been installed and for the most part drivers are stopping. The property inspection was completed and a few houses might need reminders sent. The light and stop sign are being installed at 99th Place and 100th. Another worker has been hired and the workload for all workers is going along very smoothly and ahead in some places.

DIRECTOR’S REPORTS

ROOFS -Pete Greenbaum

Tile Roof Summary Unit Four

<u>Number of Tile Roofs</u>	<u>Year Completed</u>	<u>Replaced</u>
1	1994	1
4	1995	4
13	1996	11
35	1997	20
41	1998	15
30	1999	12
33	2000	11
47	2001	6
46	2002	10
62	2003	10
<u>Tile Roofs Replaced In Recent Years (12 Year Warranty)</u>		
2	2012	
0	2013	
3	2014	
9	2015	
12	2016	
12	2017	
11	2018 (Twenty year Warranty)	
21	2019 (Twenty year Warranty)	
30	2020	
	2021 - Two tile roofs are currently being replaced.	

Tile roof end of 2020 summary report

2020 was extremely costly for our roof repair/replacement program. Thirty tile roofs (21 in 2019) and 21 flat roofs (11 in 2019) have been replaced. Entering 2021 we currently have two 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. Three years ago, the town came in compliance with state law. The law requires new or replaced flat roofs 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 \$14,500, a pitched flat roof is \$5,000, and costs continue to rise. The beginning 2020 balance for roof repair/replacement was \$605,328. The amount budgeted during 2020 through our monthly maintenance was \$309,100. 2020 saw Unit 4 spending \$468,999 replacing tile and flat roofs. Repairs were not included in this amount. The ending reserve balance was \$458,517 which meant the roofing budget overspent by \$146,811. Obviously, our roof reserves entering 2021 are diminished. Not only was the budget in 2020 overspent, but with two roofs currently being replaced, we enter the new year requiring approximately \$29,000 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 and homeowners voted a sizable increase in the 2021 roofing budget, from \$309,100 to \$495,000. The main objective was to hopefully stave off an assessment, a one-time payment of a considerable amount that nobody wants to see.

RECREATION – Jayne Fafard - Work is progressing with our pool and already we can see a vast improvement. The colors are vibrant and the craftsmanship is superior. I have established good communication with the Supervisor and tile workers. I hope you are as excited about the project as I am.

During this project, we have had the cooperation of Units 3 and 6, as they have made their pools available to our residents.

Since the Clubhouse is still closed to many activities, we have been taking advantage of this time to organize, clean and evaluate its contents. This cannot be done alone, and we are Blessed with many residents who wish to help. The Social Club has been so instrumental in offering their time. Many thanks to Dorthy Nix, Clara Petrelis, Ron Vagnier and our Men's Club for helping.

Additionally, we replaced the chandelier lights by the front door, added security lights to the carport, and refurbished the benches under the carport. All of this is accomplished with the excellent cooperation with our staff, under Joe's guidance.

Several other projects were accomplished this past month, including the replacement of a motor in the air conditioner in the library unit, replace pool shower mechanism and consideration to paint the "cabana" area at the pool as it will enhance the improved pool area.

ALTERATIONS – Pete Greenbaum –Alteration Application report, Since the board meeting of December 15, 2020 there have been 17 applications submitted, all were approved. Applications were for replacement windows, seal rear foundation, expand driveway 18 ft., plant shrubs and flowers rear of house, fixed patio cover, paint driveway tan, new front door, dryer vent, new HVAC system, and remove front brick planter.

LAWNS AND IRRIGATION –Ed Olmo – one complaint regarding a poinsettia plant. An offer was made to have it replaced, but she was terribly upset. Ed went to her house to speak with her and she was adamant about not getting a replacement. Nothing was completed with her.

PAINT – Ann DaSilva –Jayne and I met with Scott from Lowes, our paint contractor on 1/22/21 to discuss the upcoming paint program. Pressure washing roofs and rinsing the outside of homes will begin in March. All homes except those scheduled for painting in 2021 will be washed. With Pete's help we will identify homes with new roofs to determine if pressure washing the roof is necessary.

At this time painting of scheduled homes will be done in September. The homes scheduled for painting will be pressure washed and prepped prior to painting. Per protocol our maintenance staff will inspect homes scheduled for painting to ensure any woodwork is done prior to painting.

STREETS AND SIDEWALKS –Ken Krywanek – Still working with contractor to replace the needed sidewalks. His price is extremely good and he is very busy. We will be the third Unit to be done. High spots are still being ground down.,

UNFINISHED BUSINESS – none

NEW BUSINESS - Ann made a motion to accept the motion presented to the Board, Ed seconded. To replace the entire Section 4: Structures to be constructed: Parts A thru F. with **Section 4: STRUCTURES TO BE CONSTRUCTED:**

1. All approved structures must be attached to the existing structure and designed and built to conform to the original structure.
 - a. When an addition is put on a home, the paint **MUST COMPLY WITH CURRENT PAINT SPECIFICATIONS.**
 - b. A licensed painting contractor must do the painting.
2. Boats and all types of trailers and oversized vehicles/recreational vehicles are strictly forbidden without express written permission from the Association.
3. **Permanent** storage bins, sheds, pods, or any like storage facility are strictly forbidden.
4. **Temporary storage PODS and dumpsters may be allowed with a permit from the Board of Directors.**
 - a. **Permits are granted for not more than two weeks.**
 - b. **When a long-term project is in progress, additional time may be requested from the Board of Directors.**

5. **The distance between the front of an original structure and the sidewalk, may not be decreased by any alteration This includes homes located on a corner.**
6. **Increase in grade in the front of or the side of a structure may be approved according to the following:**
 - a. **Decorative concrete block screen walls or PVC fencing around garbage containers or air conditioning units, as shown below.**
 - b. **Concrete block height may not exceed fifty-four (54) inches.**
 - c. **Both concrete block and PVC fencing may not exceed fifty-three (53) inches in width (perpendicular from the outside perimeter wall of the original structure).**
 - d. **The length may not exceed what is needed to screen garbage containers and/or air conditioning units whether concrete block or PVC fencing.**
 - i. **Length is to be determined by the Construction Code Committee.**
 - ii. **Length may not encroach upon any easement area.**
 - e. **The color MUST be white.**
 - f. **When added, the structure must be maintained at the sole expense of the homeowner.**

- On Page 3, #5, delete the two paragraphs in the beginning and replace with #5 and #6. **5. A permit remains valid ninety (90) calendar days from the approval date. If construction does not begin within 90 days, a new Exterior Alteration Application is required. The Board of Directors may grant an extension to the Exterior Alteration Application when there are unforeseen construction issues. The alteration must be brought to fruition or returned to the original condition as determined by the Board of Directors.**
6. **All contractors desiring work in Mainlands of Tamarac by the Gulf Unit Four must furnish current license(s), liability insurance, and workers' compensation insurance or a State of Florida Certificate of Exemption.**

NEXT MEETING – The next virtual Board of Directors business meeting will be held on Tuesday, February 23, 2021 at 9:00 AM.

ADJOURNMENT – Ann made a motion to adjourn, Ed seconded – unanimous. Meeting adjourned at 10:52 A.M.

Respectfully submitted,
Linda L. Erceg, Secretary

CC: BOD, Joe Polkowski, Office Manager, Bulletin Board, Secretary's Record Book \ Attachments: Agenda, Treasurers Report