

**MAINLANDS OF TAMARAC BY THE GULF UNIT FOUR
BOARD OF DIRECTORS BUSINESS MEETING
VIRTUAL
FEBRUARY 23, 2021**

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

RESIDENT ATTENDANCE: two or three

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

RESIDENTS REQUESTING TO SPEAK ON AGENDA ITEMS:

DISPENSATION OF MINUTES: The President asked if there were any additions or corrections to the minutes of January 26, 2021. Minutes approved as written. Ann first, Ed second. Unanimous.

PRESIDENT’S REPORT – Linda Byrd – On behalf of the Board of Directors, the Residents of Unit Four and the entire Mainlands, Linda sincerely thanked Joe Polkowski and his staff, including maintenance personnel for their incredible work ethic in getting the vaccines out to over 2,500 people. He handled this on significantly short notice and we are profoundly grateful for his concern for our community. Many people felt relief at being able to get the vaccine and not have to spend hours on the phone trying to get an appointment.

Common Use Agreement was reviewed and will be discussed at the Master Association Meeting, (late March/early April). The Common Use Agreement will be on the agenda.

- The Board of Directors was sent a copy of the changes suggested by the Master attorney as well as Unit Four Attorney, Anne Hathorn
- Open discussion with directors regarding how Unit Four will vote on the changes.
- **Ongoing research**
 - Vote on acceptance at of the updated Construction Code at the March business meeting.
 - In the process of researching the timing of changes that we make to rules and regs when it effects individual units. I will get information out to you as it is available because it may necessitate us all putting on our “thinking caps” as to how to move forward.
 - I sent an interpretation request to our attorney because of our uniqueness of being a condo yet a single-family home.

TREASURER’S REPORT - Ken Krywanek - as of January 31, 2021, the Operating account \$286,929.23 is, the Reserve account \$1,390,542.25 is for a total of \$1,677,471.48. There is a drop from December again due to high roofing costs. 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.

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Treasurer’s Report, continued

Directors be advised that if you utilize our maintenance staff to perform work orders, that cost will be charged to your budget. Budgets were voted upon by the board of directors. Should an account exceed its budget (other than emergencies) those expenses must be approved by the board regardless of the amount of the expense.

SECRETARY’S REPORT – Linda Erceg – There were two interviews for Renters and 3 for Purchases. We were notified that the gate fobs should be left in the houses to be passed on to the new owners. Stickers cannot be reused and must be purchased at the Manager’s Office. If there is no available fob, it is up to the current owner to purchase a new one, or a sticker at the latest cost.

PROPERTY MANAGER’S REPORT – Joe Polkowski – The request for apartments to be built next to the Calvary Church was approved by the City of Pinellas Park.

Until we get an exact amount from the Department of Health the estimate of doses of vaccines injected is 2,400. The last day 975 people were vaccinated. All the people involved will be returning on the 18th , 19th or 20th of March for the second shot. No vaccine was wasted.

There are two homes in violation with one to be resolved shortly.

DIRECTOR’S REPORTS:

ROOFS – Pete Greenbaum - Legislation in Tallahassee is currently being written concerning insurance coverage for roofs. The legislation, if allowed to proceed and passed, would give a homeowner the option of insuring the roof for full replacement value or a depreciated amount. Supposedly this will help keep premiums down and insurance company expenses under control. Mainlands Unit 4 repairs or replaces roofs under normal wear conditions (The legislation would not affect Unit 4 responsibilities). If a roof needs replacement/repair due to a hurricane or tornado insurance covers the cost. It will be up to the homeowner to determine which type of coverage is necessary for peace-of-mind.

Tile Roof Summary February 23, 2021

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	20
41	1998	15
30	1999	12
33	2000	11
47	2001	6
46	2002	11
62	2003	10

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Roof report continued

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)
30	2020
1	2021

Four tile roofs are currently being replaced.

RECREATION – Jayne Fafard - I am positive that everyone is anxious for the completion of the pool re-marcite program because the progress made to date is very impressive. I am in daily contact with the on-site staff and the Supervisor, Jim. The weather has not been cooperating and that is the main reason for any delays. Proper balance with the initial chemicals is required before the work can continue. The heavy rains caused the delays and The Pool Works surely has been apologetic, but unable to proceed until the balance requirements are met and maintained. So, here's to Mother Nature and, hopefully, her cooperation. Many other areas of our Clubhouse are being improved and maintained during this period of time. We have repaired screens, alcove lights, inside ceiling lights and storage room cabinets.

We have been working diligently to return the Clubhouse to looking "normal" by relocating tables and chairs and rearranging the storage rooms. The cabana will be getting a make-over too, thanks to donations from the Women's, Men's and Social club each donating \$250 and the Fixer Up Club donating the balance up to \$750. This would make a total of \$1,500.

LAWNS AND IRRIGATION – Ed Olmo - Since our last meeting I have had no complaints or concerns. TRI-S applied fertilizer and insecticide the week of 2/15/21. Next application will be around mid-April.

ALTERATIONS – Pete Greenbaum - Exterior Property Alteration Application report. Since the board meeting of January 26, 2021 there have been 15 applications submitted, all were approved. Applications were for replacement windows, expand driveway 18 ft., plant Christmas palm in front of house, cement front light post, paint front door, French drain, dumpster in driveway during renovations, paver sidewalk and front patio, addition to home, remove shrubs and cement borders, composite roof over rear patio, and a hedge row in front of patio.

PAINT – Ann DaSilva - Rinsing houses and pressure washing roofs will begin in mid-March. We will begin with Section E (pink color code) on the map posted in the window at the clubhouse. Second will be Section F (salmon color code), third Section G (brown color code), fourth Section A (yellow color code), fifth Section B (purple color code). The last houses washed will be those last painted in 2020, Section C (green color code).

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Paint report continued

Homes scheduled to be painted in September will not be rinsed or roofs pressure washed until those houses are going to be painted. Section D (blue color code) are scheduled to be painted this year. With Pete's help we will identify roofs recently installed to determine if pressure washing is necessary. Notices will be delivered to houses a week to a few days prior to rinsing and pressure washing so owners can remove items that may be affected and cut back shrubs if necessary.

STREETS AND SIDEWALKS – Ken Krywanek – Sidewalk/slab replacement will begin in April.

UNFINISHED BUSINESS –None

NEW BUSINESS – Linda E. made a motion to prohibit the advertising of any event which would come under the Board of Directors. Ken seconded. The motion to be placed under the SOCIAL CLUB section first paragraph will read: **UNTIL SUCH TIME TO BE DETERMINED BY THE BOARD. THE ASSOCIATION NOR ANY OF THE CLUBS MAY HOST, SPONSOR, OR ADVERTISE ANY EVENTS.** Passed 7-0 unanimous.

Motion for awning on Baldwin homes, Pete made a motion install composite rear awning on Baldwin homes, Ken seconded. The motion reads and should be inserted in the Construction Code Book under Awnings: **A Baldwin model home may install a composite rear awning within the footprint of the home. The awning must be attached to the trusses of the rear of the garage and the wall of the Florida room/side of home. All supporting columns must be white. This area may not be screened or enclosed in any fashion as it does not conform substantially to the construction of the original structure. The installation must meet the current building codes and permits issued by the city of Pinellas Park.** Passed, unanimous 7-0

Removal of appliances - Jayne made a motion to remove two appliances from storage. Ann seconded. The items are a side-by-side refrigerator and an upright freezer. Motion to remove unanimous 7-0.

Thermostat covers - Ken made a motion to install thermostat covers in the clubhouse, Linda E seconded. Discussion ensued; the covers would be keyed with the Recreation Director in charge of the distribution of keys. Motion to place covers over the thermostats passed. Roll call was taken. Jayne, no, Linda E, yes, Ken, yes, Pete, yes, Ed, yes, Linda B, yes. Passed 5-1. Ann left at 11:00 a.m. and was not present for the vote or the remainder of the meeting.

NEXT MEETING DATE – There is a Special Virtual Board of Directors meeting on March 2, 2021 at 9:00 a.m. to review the Welcome to Mainlands Book. The next Virtual Board of Directors Business Meeting will be on March 23, 2021 at 9:00 a.m.

ADJOURNMENT Pete made a motion to adjourn, Ed seconded, unanimous. Meeting adjourned at 12:10.

Respectfully submitted,

Linda Erceg, Secretary

CC: Property Manager, Joe Polkowski, Bulletin Board, Secretary's Record Book.