

**MAINLANDS OF TAMARAC BY THE GULF
UNIT FOUR BOARD OF DIRECTORS
VIRTUAL BUSINESS MEETING
MARCH 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: 7- 8 guests were present. No resident wished to speak on any agenda item.

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

DISPENSATION OF MINUTES: The President asked if there were any additions or corrections to the minutes of February 23, 2021. Minutes approved as written.

PRESIDENT’S REPORT – Linda Byrd –Covid Round 2 took place this past Thursday, Friday and Saturday. Kudos to Joe for doing an awesome job again. The age has been lowered to 50.

- Discussion of options
- The April Fourcaster
 - Reminder: pets not allowed on Recreation property
 - House transfers require transfer of:
 - Documents
 - Fobs
 - Recreation Keys
 - Pool/Clubhouse Key replacement through recreation director. Charge is \$15.
 - Items for consideration on October ballot must be brought to board no later than May business meeting.
- Closing
 - Diligence during pandemic
 - Continue masking, social distancing, and following hand hygiene guidelines so we can protect others.
 - Will discuss imminent clubhouse opening during New business.
- **Explanation of FL Statute 718.112**
 - *Written notice of a meeting at which a nonemergency special assessment or an amendment to rules regarding unit use will be considered must be mailed, delivered, or electronically transmitted to the unit owners and posted conspicuously on the condominium property at least 14 days before the meeting. Evidence of compliance with this 14-day notice requirement must be made by an affidavit executed by the person providing the notice and filed with the official records of the association.*

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Opinion of Unit 4 attorney Ann Hathorn

- “I hate to say it, but there are no exceptions for “single family home” condos. The proposed rules you’ve outlined below would, in my opinion, most likely be considered rules “regarding unit use,” and would require the 14-day mailed/hand-delivered (and posted) notice, along with the text of the proposed rules.
- Florida Statute 718.112 states anytime we make a motion to change something that affects a unit we must notify all the individual homes, regarding the motions. We will try and get email addresses for all residents. If we must do a mailing it would cost a lot for each mailing. Jayne volunteered to take charge of getting the email addresses, Ann offered to help, but we must make sure we have the correct legal language on the paperwork. The homeowners should know how much each mailing would cost and how many mailings we anticipate.
- Electronic transmissions currently on file
- Possibly 2 or more meetings for rule changes

TREASURER’S REPORT - Ken Krywanek - as of February 28, 2021, the Operating account is \$284,853.83 the Reserve account is \$1,427,976.15 is for a total of \$1,712,829.98. This is an increase due to CD’s maturing with a deposit of \$25,000. We have \$6,742 negative income; we are trying to whittle down this amount. Only one home is past due on HOA fees. There was an inadvertent charge to Recreation and will be moved to pool reserves of \$24,114. The report will be filed for audit.

SECRETARY’S REPORT – Linda Erceg – There was one interview for a renter and 5 for purchase. We were notified that the gate fobs should be left in the houses to be passed on to the new owners. They must go to the office to have it activated. 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 –

1. There have been 5 violations since the last meeting two regarding golf cart parking, one regarding a trailer in the driveway, overgrown landscaping, and an unfinished alteration. All violations have been cleared.

2. The second round of the COVID vaccine clinic finished on Saturday. With the age limitations being lowered to 50 residents have asked if I could get the department of health back out here. This is something I will continue to look into.

3. There will be a masters meeting April 14th at 9 am. The meeting will be virtual.

4. Lastly, we are approaching the time of the year when the work order requests begin to come in at great volume. I ask that everyone be patient as we get the work done as quickly as possible.

DIRECTOR’S REPORTS:

ROOFS – Pete Greenbaum –

Tile Roof Summary March 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 | 13 |
| 33 | 2000 | 11 |
| 47 | 2001 | 6 |
| 46 | 2002 | 11 |
| 62 | 2003 | 10 |

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 |
| 2 | 2021 |

Five tile roofs are currently being replaced.

Pete Greenbaum, Roof Director

RECREATION – Jayne Fafard - Our Recreation and Clubhouse grounds are still in "tune-up" mode. We have been completing many improvements while our Clubhouse is mostly closed to the usual activities.

Most of the items are just the usual projects, keeping the pool and shower area cleaned, weed removal from the pool deck drains, replacing clocks, improving broken curbing, constant review of lighting (both inside and out), repairing leaks, parking concerns and pool deck chair arrangement.

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RECREATION REPORT -continued-

This past month, we took many steps to reduce our electricity expenses. I discussed many ideas with both Duke Energy and Harrington Air Conditioning. Following suggestions from Duke Energy, we turned off the water fountain and hot water heater. Last month, the Board approved the removal of two appliances from our Clubhouse. We were rewarded with a small amount of cash, as one of the items was quite old and the other had a compressor problem and ran constantly. Harrington Air Conditioning performed an annual audit of the systems, performed the required repairs, so when the locks are enabled, I will set the temperatures to a comfortable level. But, at the present time, we are not utilizing the systems, except in the office, which is set very high, but comfortable, and energy efficient.

When our Spring Painting Program begins, so will the painting of the pool cabana. Again, so many thanks to the three Clubs, Men's, Social and Women's for their generosity and agreeing to share the expense for this much appreciated upgrade. To remind the Board, the Clubs each donated \$250.00, a total of \$750.00, which is half of the anticipated expense.

In more gratitude, I sent thank you cards to Units 3 and 6 for the use of their pools. They were both so very kind and welcoming to our residents.

And speaking of gratitude, so many of our residents were thrilled to have the Covid vaccination distribution within our community, that a collection was taken to offset the expenses incurred by Unit 2. The monies were given to the Unit 2 President and he and his neighbors were so appreciative of our generosity and thankfulness. As a clarification, the donation will cover the purchase of nourishing snacks for the medical staff working long hours in our community.

LAWNS AND IRRIGATION – Ed Olmo - Since our last meeting I have had one complaint for mole crickets

ALTERATIONS – Pete Greenbaum - **Exterior Property Alteration Application** report, Since the board meeting of February 23, 2021 there have been 19 exterior property alteration applications submitted, all were approved. Applications were for planting of a palm tree, removal of shrubs, windows, gutters, paver patio and front walk, clean and seal existing pavers, lights on the sides of the front garage door, flagpole, fence around air conditioner, POD, new front garage door, seal side and rear foundation, paint driveway gray, rear composite awning, and painting an existing patio.

PAINT – Ann DaSilva - Enclosed in the Fourcaster is a color coded map of Mainlands unit four homes, which denotes when houses are to be painted according to year. Since we use the same map for rinsing house walls and pressure washing roofs, including the map, will assist homeowners to determine when each home is due for washing as well as painting. Putting the color page in the Fourcaster may increase the cost of printing. If that is the case, I have agreed that the board will pay for the additional expense. One homeowner has requested we not rinse his home but do pressure wash the roof. One home with solar panels will not be included in our program. This information will be passed on to Lowe's painting when the program begins.

PAINT REPORT – continued -

Rinsing houses and pressure washing roofs will begin March 29th. We will begin with Section E (pink color code). 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 homes painted in 2020, Section C (green color code) will not be rinsed nor roofs pressure washed as they do not appear to need the service at this time. It is expected to take four (4) to six (6) weeks to complete all the homes slated.

In addition to starting the home washing program, we will also start on the cabana poolside. The area will be pressure washed and painted in mid-April. The cabana will be painted white and the strip will be a green to compliment the new pool tiles.

With Pete's help, we identified roofs recently installed to determine if pressure washing is necessary. When we made our rounds, we also identified roofs that do not appear to require pressure washing at the time they were observed. I have starred the homes where roofs will NOT be pressure washed. I expect calls regarding this decision and will look at homes again if the status has changed.

Homes scheduled to be painted in September, Section D (blue color code) will not be rinsed or roofs pressure washed. That will occur just prior to painting. All roofs in section D will be painted at the same time as the house even if new due to slight color variance of new tiles.

As per protocol homes are painted on a seven year cycle.

Notices will be delivered to houses 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 – 110 slabs are scheduled to be replaced the beginning of May 2021. The reason for the delay is because there was a problem with the documentation for the contractor, everything is as it should be now. The company we use is ½ the price of other companies.

UNFINISHED BUSINESS –None

NEW BUSINESS – LAWNS AND IRRIGATION - - Ed Olmo made a motion to approve the Matthews Lawncare contract, Ken seconded. Motion to approve a new contract with Matthews Lawn Service to reflect a 3% increase from previous contract. The amount would come to about \$200.00 a month. Unanimous, 7-0.

CLUB REOPENING – Pete made a motion regarding the reopening of the Clubhouse, Ken seconded. The Motion would read: Effective May 1, 2021, events sponsored by Unit 4 Clubs and approved Mainlands organizations may be held inside the clubhouse. The following is the protocol for holding the event:

1. All participants must wear face coverings over their nose and mouth.
2. Social distancing is required.
3. Food or drink may not be provided by the sponsoring club or organization. The participant may bring food or drink, prepared outside the facility, for individual consumption.

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CLUB REOPENING - continued

4. Pot Luck and Unit 4 Breakfast is suspended for the present time.
5. Face coverings may be removed at the table while consuming food or drink.
6. Maximum capacity will be limited to 60 persons.
7. Unit 4 residents will be given priority.
8. Sponsoring club or organization is responsible for adhering to the approved protocol.

The following was also decided, we would not open the clubhouse for rental since this would be a huge leap in opening the clubhouse with people bringing food for distribution.

Ed suggested if the Board is meeting, in person we should meet in the clubhouse main room using the virtual site of "go to meeting" for the residents. Passed unanimous, 7-0.

POOL PASS THROUGH -Jayne made a motion and Pete seconded to replace/repair the pass through in the pool. Jayne would like to see it twice the size of the old one which would make it about 12 feet. Motion postponed until the April 20 meeting.

CONSTRUCTION CODE BOOK - Motion on the Construction Code Book, Ann made a motion to approve the reformatted Construction Code Booklet, Jayne seconded. Unanimous 7-0

NEXT MEETING DATE – The next scheduled Board of Directors meeting will be held on Tuesday, April 20, 2021 at 9:00. A Virtual Master Meeting will be held on April 14, 2021 at 9:00 a.m.

ADJOURNMENT Motion to adjourn – Ann made a motion to adjourn, Pete seconded, unanimous 7-0 meeting adjourned at 11:30 a.m.

Respectfully submitted,

Linda Erceg, Secretary

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