

**MAINLANDS OF TAMARAC BY THE GULF
UNIT FOUR BOARD OF DIRECTORS
BUSINESS MEETING
MAY 25, 2021**

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

ABSENT - Ed Olmo

RESIDENT ATTENDANCE – 2 residents choose to speak.

CALL TO ORDER: The meeting was called to order by President Linda Byrd at 9:00 a.m.

DISPENSATION OF MINUTES: The President asked if there were any additions or corrections to the minutes of April 23, 2021. Ann made a motion to approve, Jayne seconded. Minutes approved as written. Unanimous.

PRESIDENT’S REPORT – Linda Byrd – There have been questions about homeowner’s insurance and what class it would fall under. For houses, such as ours, MOST INSURANCE COMPANIES LABEL IT HO3, this would cover the inside of the house as well as the structure and should include liability, some insurance companies are changing the code so we must remind the new buyers NOT to get Condo insurance, they need to get insurance that includes roof damage and the inside, also liability insurance. If we change in Declaration of Condo, it will need a vote from the residents, therefor we will make an addition to the Welcome book.

TREASURER’S REPORT - Ken Krywanek - as of April 30, 2021, the Operating account is \$260,000.88 the Reserve account is \$1,459,717.58 is for a total of \$1,719,718.46 As of the Board Meeting we have Zero homeowners in arrears. The report will be filed for audit.

SECRETARY’S REPORT – Linda Erceg – Other than fielding calls and working on editing the Construction Code and Welcome book it has been noticeably quiet in the secretarial department. We will now have a subtitle under the Secretary Report, this will be where any new resident or renter interview Information will appear.

NEW RESIDENT AND RENTORS REPORT – Ann DaSilva and Jayne Fafard – from the last meeting there were four interviews conducted.

PROPERTY MANAGER’S REPORT – Joe Polkowski –

1. The siren activation system has been installed on the gate.
2. There is currently one open violation on the property. I will be doing my inspections again in the next few days.
3. For those that live on the Burma ditch the city is still planning on making repairs but permitting has slowed down the process.
4. If your yards are showing signs of browning, please call the office. We are trying to combat the draught to the best of our abilities.

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DIRECTOR'S REPORTS:

ROOFS – Pete Greenbaum – Tile Roof Summary May 25, 2021

Unit 4

Number of <u>Tile Roofs</u>	Year	<u>Complete</u>	<u>Replaced</u>
1	1994		1
4	1995		4
13	1996		12
35	1997		20
41	1998		17
30	1999		14
33	2000		13
47	2001		6
46	2002		11
62	2003		13

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
11	2021

One tile roof and one flat roof are currently being replaced. To date \$153,100 has been spent replacing tile and flat roofs. The roof reserve has received \$205,670 from maintenance payments January through May. Attached you will find the roof report/summary for May 2021.

Please note that the roof account is currently running in the green for 2021. However, the entire reserve account is at least \$100,000 less than it was in 2018 and with the upcoming rainy season approaching, I recommend a nominal increase in the 2022 roof budget of \$5 to hopefully offset a larger jump in 2023.

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RECREATION – Jayne Fafard - The Recreation "Crew" has been busy this past month. Included in all our activities to maintain our beautiful Clubhouse area, we managed to decorate the outside and inside of the Clubhouse for the upcoming Memorial Day festivities. Please make sure you join us on Monday, Memorial Day, from 4 to 6, for the fun and remembrance.

Some of the items receiving our attention this month include sprinklers on our Clubhouse property and surrounding areas, damage to the pool shower pipe, ice machine, leaking soda cans from within the Women's Club closet and the discovery of a large rat's nest in the storage room.

We have been working on the plantings at the entry signs to our Unit. Only one has been completed, but with the "team" approach, the area will be watered every day by the neighbors living in the area. Work will begin on the sign closest to Unit 3 this week.

Additionally, we secured 40 residents who signed up for electronic communications.

Tuesday and Wednesday nights are being enjoyed by the card players in our Clubhouse. Euchre, Bridge, and poker for both Men and Women are being played. Residents have a leadership role for these activities and have secured the required paperwork.

I have set the thermostats at a comfortable level and closed the verticals to block direct sunlight into the Clubhouse. They are set for this reason, but also to allow seeing through the Clubhouse for safety reasons.

I have withdrawn my request to enlarge our pool swim through. After much work and consideration, and guidance from Joe, it was decided that the expansion could present a safety issue. So, I cleaned the existing apparatus, and it looks great.

Many thanks to Joe and his marvelous crew. Always ready to assist and keep our facility clean and well cared for, we offer our sincere thanks and appreciation. Also, Joe was able to sell all our extra pool handrail covers to another unit. This is a true cost savings.

Earlier this month, I forwarded to each Board member my suggestion for a new sign-in sheet, and then asked Linda to place it on our agenda. I look forward to discussing the need for this improvement.

LAWNS AND IRRIGATION – submitted by Ed Olmo – Report read by Ken. Since our last meeting I have received several concerns. Issues such as edging driveway, dry spot associated with the dry weather we are experiencing, two requests for possible sodding, and one concern regarding sprinkler heads,

All issues have been addressed.

Matthew Lawn Service will complete the sodding process by the end of the month. TRI-S will also apply fertilizer in the first week of June.

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ALTERATIONS – Pete Greenbaum - **Exterior Property Alteration Application** May 25, 2021

Since the board meeting of April 20, 2021 there have been 31 exterior property alteration applications submitted, 29 were approved, two were disapproved. Applications were for windows, gutters, seal driveway, sliding door, removal of large bush, paint driveway, water softener, replace sewer pipe, new A/C, make a flower bed, paver walk on side of home, clamshell awnings, plant hibiscus, slab in rear cutout, remove front block planters, planting palm trees, 2 doors, remove side window and install door in its place, front storm door, and new garage door.

The disapproved applications were as follows: Homeowner asked to put a cement slab patio outside footprint of the house on the side of the home.

Homeowner asked permission to install a composite awning in front of a home that was not an Eden model. The awning would have been installed on the front wall of the home which would cause it to be outside the footprint of the home.

PAINT – Ann DaSilva - Paint director report May 25, 2021:

We are 95% into pressure washing the roofs and rinsing the walls of the houses. We have had a few “wrinkles”, but they have been quickly resolved with prompt communication. Water was turned off at a home because the hose bib was leaking, and the crew “forgot” to tell the supervisor and the homeowner was not home. She discovered she was without water when she returned home but the workers were already gone. I immediately texted the contractor, but it was 3:50 and I called on Joe P who had the problem resolved before the contractor was even able to get back to me.

Last week I got a call that there was a person pressure washing sidewalks in the very area our contractors were working, but he was not part of our contractor’s team. Turns out he was requested to pressure wash a sidewalk by a homeowner who was a former neighbor. When other neighbors saw him, they were coming over and asking him to do theirs. I’m certain they thought he was part of the “crew”. I did meet with the gentleman and explained he needed to be registered at our property management office and have proof of insurance. He did not know anything about our policies and packed up and left without incident when it was explained to him. I wrote an article for the Fourcaster explaining the procedure to have driveways and walks done. This is the third time I have written about it and Joe did have it posted on the TV channel.

We had an incident where a lawn was damaged by a bleach spill. The supervisor immediately went to the home and talked to the homeowner and replaced the sod within days.

The cabana area will be pressure washed and painted starting May 25th. It will take two to three days to complete. The date is one month later than anticipated but we now have a firm commitment. I do appreciate everyone’s patience and understanding.

As always, I thank Joe P for always saving the day.

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STREETS AND SIDEWALKS – Ken Krywanek – The pavement replacement company has started in Unit One, they will get to Unit Four in due time.

UNFINISHED BUSINESS –None

NEW BUSINESS –

CLUB REOPENING – Ann made a motion Amending the protocols for opening the Unit 4 Clubhouse Effective 6/1/21. Jayne seconded.

Amended protocols for opening the Unit 4 Clubhouse 5/25/21. Effective 6/1/21

1. Masks are required for persons NOT fully vaccinated. Masks must cover both noses and mouths.
2. Only CATERED food activities will be permitted. Person(s) preparing and serving food for a catered event are required to wear masks and gloves.
3. Participants at other than catered events may bring food and/or drinks, prepared outside the clubhouse, for individual consumption while sitting at tables.
4. Social distancing is recommended.
5. Maximum occupancy will be limited to 75 people.
6. One person in any given group will be assigned responsibility to clean surfaces before and after use, and to ensure capacity limits are followed.
7. Sponsoring club/organization is responsible for adhering to the approved protocols.
8. No person with any symptoms of illness may enter the clubhouse.
9. Disinfectant solutions and wipes recommended by CDC will be available to clean and spray surfaces.

CONSTRUCTION CODE BOOK – Ann made a motion to accept the Construction Code and Welcome Book, Pete seconded. Joe will give us each a printed copy of the finished product for a final review. Motion to accept passed unanimous – 6-0.

NEXT MEETING DATE – The next scheduled Board of Directors Business Meeting will be held on Thursday July 8, 2021, at 9:00 in the Clubhouse.

ADJOURNMENT - Motion to adjourn – Ann made a motion to adjourn, Jayne seconded, unanimous 6-0 meeting adjourned at 12:05 P.M.

Respectfully submitted,

Linda Erceg, Secretary

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