

**MAINLANDS OF TAMARAC BY THE GULF  
UNIT FOUR BOARD OF DIRECTORS  
VIRTUAL BUSINESS MEETING  
SEPTEMBER 21, 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** – 12 residents

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

**DISPENSATION OF MINUTES**: The Secretary, Linda Erceg asked if there were any additions or corrections to the minutes of Board Business meeting of May 25, 2021, Board Business Meeting July 8, 2021, Budget Workshop Meeting July 29, 2021, Business meeting July 29, 2021, September 7, 2021, and Special Budget, September 7, 2021, Resident Meeting. Motion to approve minutes Ann, Ken seconded, passed unanimous 7 - 0. The reason there are so many minutes to approve is because most of the meetings were back-to-back and some were Special Meetings.

**PRESIDENT'S REPORT** – Linda Byrd – Joe was welcomed back; he was truly missed. Wishes for a complete and speedy recovery. The number one problem in Unit Four is underage residents. We are a 55 and over community and the maximum number of days per year for visitors is 90. It is very important to report any under-aged people to the Business Manager's Office.

**TREASURER'S REPORT** - Ken Krywanek - as of August 31, 2021, the Operating account is \$222,984.08 the Reserve account is \$1,484,782.55 is for a total of \$1,707,712.63. As of the Board Meeting, we have Zero homeowners in arrears. The report will be filed for audit.

**SECRETARY'S REPORT** – Linda Erceg – preparing to get ready for the Annual Meeting. Need volunteers to help on October 28, 2021 with vote counting at 7:00 PM, and in the morning starting at 8:45 AM until 11:30 to greet voters and assist with the voting. We will also need help in the Fining Committee.

**NEW RESIDENT AND RENTERS REPORT** – Ann DaSilva and Jayne Fafard – from the last meeting there were four interviews conducted. When Ann and Jayne took over there were 10 residents with leases, it is now down to 9 and they have successfully acquired 8 of the copies of the leases. There is one remaining owner that has not responded to their inquiries. Joe will make one more attempt before suggesting Board of Directors intervention.

**PROPERTY MANAGER'S REPORT** – Joe Polkowski – Joe asked that residents refrain from stopping workers while they are on their way to a scheduled job.

1. Current open violations 2 for underage/unregistered occupants that are in stages of being handled, one for an oversized dog which is in the process of ESA approval, overnight commercial vehicle parking, tree trimming, illegal storage container, a driveway in disrepair which will be resolved once the home closes, and one expired lease.
2. Since the last meeting 13 violations have been cleared for expired leases, overgrown landscaping, street parking, and commercial vehicles, and a trailer parked in a driveway.

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**PROPERTY MANAGER’S REPORT - CONTINUED**

- 3. The master board met 8/18 and approved the 2022 budget, the common use agreement to pursue the release of reverter on the front entry, and a committee to investigate some complaints regarding the gate on 40<sup>th</sup> street.
- 4. Work orders are in good shape and as a reminder; please call or email the office for work order requests and do not stop the workers.

**DIRECTOR’S REPORTS:**

**ROOFS** – Pete Greenbaum –

Tile Roof Summary September 21, 2021

Unit Four

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	20
30	1999	16
33	2000	13
47	2001	6
46	2002	11
62	2003	15
Tile Roofs <u>Replaced</u> 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	
18	2021	

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### **ROOF REPORT - CONTINUED**

Three tile roofs and one flat roof are currently being replaced. As of September 1, \$279,650 has been spent replacing tile and flat roofs. The roof reserve has received \$330,000 from maintenance payments January through August. The estimated total for roofs currently being replaced is \$45,000 for tile plus \$5,000 for flat which totals \$50,000. (Estimated cost per tile roof, \$15,000, flat roof \$5,000, \$41,250 into reserves monthly.)

**RECREATION** – Jayne Fafard - Several areas of the recreation area received attention this past month, namely, interior lighting problems, pool furniture, water level control in pool and weed control.

Progress for all areas will be discussed at our next scheduled meeting .

**LAWNS AND IRRIGATION** – Ed Olmo – Since our last meeting on July 8, Matthew Lawn Service completed our second phase of sodding. We sodded 9 properties as a result of the drought that occurred in May-June.

The office also received 4 complaints regarding the blowing of grass and some edging. As always, these issues were addressed. Reviewing sedge weed problem with Tri S.

Overall, the rain during August helped keep the grass nice and green.  
LOOKIN GOOD!

**ALTERATIONS** – Pete Greenbaum - Since the Director's meeting of July 8, 31 applications were submitted and approved, no applications were disapproved.

Approved applications were for painting of the front door and shutters, driveway and rear patio pavers, windows, removal of the front brick planter, side door, water softener, security system, landscaping, gutters, patio storm door, seal the foundation, aluminum awnings, add rocks to an existing flower bed, portable generator hookup, removal of snow flake block from the front door area, replacing a flower bed with grass, support a sagging palm tree, new air conditioner, and concrete over an existing concrete patio.

Homeowners are reminded that work done to the outside of the home requires a Unit 4 approved permit.  
**Work should not be started until the permit is obtained.**

**PAINT** – Ann DaSilva -> Pressure washing of homes to be painted this year BEGAN on MONDAY 9/20/21. Letters were sent to all properties scheduled. I have received 24 special requests which will be shared with the contractor.

Painting will start after the scheduled properties are washed, If all goes well the program will end by the end of October.

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**STREETS AND SIDEWALKS** – Ken Krywanek – nothing to report

**UNFINISHED BUSINESS** – None

**NEW BUSINESS** – Ken - made a motion to hire a new accountant firm, Ann seconded. Interviewed Bashor & Legendre. LLP C.P.A. They are a larger company and have the manpower to get on top of any problem we might have. Specialize in Homeowners Associations. Passed to hire new company Unanimous – 7-0.

**REFRESH PAVERS** – Jayne made a motion to refresh to pool pavers, Ann seconded. discussion ensued. The amount would be no more than \$3,000. Had another company and the amount was double. It should be done in October 2021 and will take about 3 days. Motion to refresh pavers for no more than \$3,000. Unanimous 7-0

**NEXT MEETING DATE** – The next scheduled Board of Directors Business Meeting will be held on Tuesday, October 26, 2021, at 9:00. The Annual Meeting will be held on October 28 beginning at 9:00 and recessing at 9:30 AM then reconvening at 7:00 P.M. Voting will continue until 11:30 AM.

**ADJOURNMENT** -

Respectfully submitted,

Linda Erceg, Secretary

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