

**Mainlands of Tamarac by the Gulf**  
**Unit 4 Board of Directors Business Meeting**  
**January 25, 2022**

**Attendance:** Linda Byrd, Ken Krywanek, Deb Schnitzler, Jayne Fafard, Pete Greenbaum, Ann DaSilva and Property Manager Joe Polkowski. A quorum was present.

**Resident Attendance:** 6 residents were present

**Call to Order:** The meeting was called to order by President, Linda Byrd at 9:00 a.m.

**President's Report:** Linda Byrd advised things were running smoothly this past month in Unit 4. Linda provided the following run down from the Master board meeting. The Master board is reviewing a new 5-year lease agreement to keep the Mainlands' office where it is at. The Master board is in the process of purchasing a movable electronic speed sign for the community. It will be rotated between the units and affixed to permanent poles installed in each unit. The 3 Weir gates, one of which is located between Units 4 and 6 will become common property. (Weir gates are used to raise and lower the water level in lakes.) The front monuments will be painted soon. There is a gate committee meeting Friday January 28<sup>th</sup> at 9:00 a.m. in Unit 4 clubhouse. There is a request for any members to join a committee to review the updating of the resident phone directory.

**Treasurer's Report:** Ken Krywanek provided a balance sheet dated December 31, 2021. He reported a \$45,000 deficit last year but this was expected and adjustments will be made for 2022. The report is attached to back of minutes. The budget will be filed for audit.

**Secretary Report:** A request from Pete Greenbaum to add Ann DaSilva as absent to December 14, 2021 minutes was discussed and the correction made. A motion to accept the minutes was made by Linda Byrd and seconded by Jayne Fafard and it was passed unanimously. The secretary is now keeping track of the Unit 4 lease agreements. Two lease reminders were sent out on January 22, 2022. There were 4 interviews for new homeowners completed in January, 2022 so far. One more interview is scheduled for 3:00 p.m. on Jan 25, 2022. Ann DaSilva will continue to schedule the appointments and conduct them with Deb Schnitzler. Jayne will be utilized as a back-up.

**Property Managers Report:** Joe Polkowski advise work on the ditch project on 101<sup>st</sup> terrace will begin sometime in the next 3 months. There are currently three open violations, one for golf cart parking on a patio and two for over grown landscaping. Since last meeting two violations were cleared, one for oversized dog and another for over grown landscaping. There is currently one home under investigation for an unregistered occupant. This will not be a violation until March as the rules allow guests for 90 days per year. It was decided a copy of, reasonable authorized accommodations for pet dog approvals are to be placed in the secretary's file drawer, the resident's file, and with Joe.

### **Directors Reports:**

**Paint Report:** Ann DaSilva stated the painting of the 45 homes was completed just before the Christmas holidays in December, 2021. The cost of \$82,575 was budgeted and agreed upon per the contract.

**Lawns and Irrigation:** Joe Polkowski reported the sprinklers will not be running as often due to cold weather. There has been request for new sod, but that will be addressed in the spring.

**Recreation:** Jayne Fafard stated the recreation area continues to improve and be maintained with the assistance of residents and our excellent management staff. All the pool furniture has been painted and when the weather allows, the cleaning will commence. During the past month we replaced the microwave, improved the lighting, reconditioned the shuffleboard courts, and monitored the daily usage of the clubhouse.

**Streets and Sidewalks:** Nothing to report

**Roofs:** Reports submitted by Pete Greenbaum

#### **The 2021 End-Of-Year Unit 4 Roof Report:**

January 1, 2021 balance in Roof Reserve was \$458,517.20; the year-end balance was \$525,852.50. Twenty-six tile roofs were replaced, the cost was \$343,890. Fifteen flat roofs were replaced, the cost was \$68,390. Total of replaced roofs was \$412,280. Total received from monthly maintenance fees was \$495,000. Cost of repairs was \$15,384.70. Calculations as of December 31, 2021.

**Unit 4 Tile Roof Summary, January 25, 2022.**

<u>Number of Tile Roofs</u>	<u>Year Complete</u>	<u>Replaced</u>
1	1994	1
4	1995	4
13	1996	13
35	1997	21
41	1998	20
30	1999	16
33	2000	13
47	2001	7
46	2002	12
62	2003	15

Tile Roofs Replaced in Recent Years (12 Year Warranty)

<b>2</b>	<b>2012</b>
<b>0</b>	<b>2013</b>
<b>3</b>	<b>2014</b>
<b>9</b>	<b>2015</b>
<b>12</b>	<b>2016</b>
<b>12</b>	<b>2017</b>
<b>11</b>	<b>2018</b> (Twenty-year Warranty)
<b>21</b>	<b>2019</b> (Twenty-year Warranty)
<b>30</b>	<b>2020</b>
<b>26</b>	<b>2021</b>
	<b>2022</b>

Five tile roofs and two flat roofs are currently being replaced. As of January 1, \$12,750 has been spent replacing tile and flat roofs. The roof reserve has received \$49,018 from maintenance payments in January. The estimated total for roofs currently being replaced is \$75,000 for five tile roofs and \$10,000 for two flat roofs. (Estimated cost per tile roof, \$15,000, flat roof \$5,000, \$49,018 into reserves monthly.)

**Alterations:** Since the Director’s meeting of December 14, 26 applications were submitted and approved, none were disapproved. Approved applications were for a front storm door, painting of shutters, paver driveway and walk, 12 x 15 paver back patio, front landscaping, new tile over existing tile, replace a dead palm tree, paint front brick columns white, 4 windows replaced, all windows replaced, planting of 3 palm trees, a water softener, power wash carport and paint gray, install a rear sliding door, a

POD, and landscape rocks. 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.

**New Business:** In regards to Clubhouse protocol, Ann DaSilva made a motion, seconded by Jayne Fafard, that persons serving food are required to wear masks and gloves if not fully vaccinated. Discussion ensued and it was passed by a 4-2 vote. Ann DaSilva, Jayne Fafard, Ken Krywanek, and Deb Schnitzler were the yes votes, Pete Greenbaum and Linda Byrd were the no votes.

Pete Greenbaum made a motion, seconded by Deb Schnitzler to increase the interview/transfer fee from \$50 to \$100 dollars and if it is an emergency to increase it to \$150 dollars. (An emergency is an approval needed within a week.) Motion was passed with a 6-0 vote.

Linda Byrd made a motion requesting the Board of Directors to appoint Ann Mosier to fill the current board opening with the term beginning immediately and ending Oct 2023. Ann DeSilva seconded the motion and it was passed by a 6-0 vote. Ann will be the lawns and irrigation director.

**Announcements:** The next Board of Directors Meeting will be held Tuesday February 22, 2022 at 9:00 a.m. The next town hall meeting will be Thursday February 24, 2022 at 7:00 p.m. A gate committee meeting will be January 28, 2022 at 9:00 a.m. at the Unit 4 clubhouse. Pete Greenbaum is Unit 4 representative on this committee.

**Adjournment:** A motion was made by Linda Byrd to adjourn the meeting and seconded by Ann DaSilva. Meeting adjourned at 09:37 a.m.

Respectfully submitted,

Deborah Schnitzler, Secretary

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

