

**Mainlands of Tamarac by the Gulf
Unit Four Town Hall Meeting
February 24, 2022**

Attendance: Linda Byrd, Ken Krywanek, Deb Schnitzler, Jayne Fafard, Pete Greenbaum, Ann Mosier and Joe Polkowski. Ann DaSilva was absent.

Resident Attendance: About 49 residents.

Call to Order: The meeting was called to order by President, Linda Byrd at 7:00 p.m.

President's report: Linda Byrd reported the City of Pinellas Park had contacted Joe Polkowski about hosting a "Town meeting" at one of the clubhouses in Mainlands. The meeting would only be questions and answers with no political agenda.

There is an irrigation leak under the street in Unit 1, which will cost about \$5,000 dollars to repair. This cost will be split between Units 1-4 per our Master documents.

Linda stated the board had discussed putting paid Obituaries ads for Unit 4 residents in the Four-Caster newsletter submitted by a family member. A motion allowing this was made the last Business meeting and passed.

Linda advised the question of painting columns on homes was discussed at the last Board meeting. A motion had been made but it was not passed. The columns will remain white to match the house.

Treasurer's Report: Ken Krywanek advise as of January 31, 2021 the operating account balance is \$211,382.63 and the Reserve account balance is \$1,484,423.30 for a total of \$1,695,805.93. There was one delinquent HOA fee.

Secretary's Report: Deb Schnitzler advised there were 3 interviews for new residents and leases are up to date.

Director's Reports:

Roofs: Pete Greenbaum reported five tile roofs and one flat roof are currently in the process of being replaced. As of the 1st of February, \$52,080 had been spent replacing tile and flat roofs. The roof reserve has received \$98,036 from maintenance payments through February. The estimated total for roofs currently being replaced is \$75,000 for five tile roofs and \$5,000 for one flat roof. (Estimated cost per tile roof is \$15,000, a flat roof is \$5,000 with \$49,018 going into reserves monthly.)

Alterations: Pete Greenbaum reported since the last Director's meeting there have been 12 applications submitted and approved with no applications being disapproved.

Recreation: Jayne Fafard advised due to the havoc caused by fluctuating weather and the discovery of unauthorized persons accessing the heaters, temperatures in the clubhouse and the pool, needed to be adjusted. New and improved locks were installed and hopefully the problem resolved. A new 220 3 prong outlet was needed to be replaced in the kitchen and the lighted fans installation was completed. The sound system needed some adjustments and was completed by Sam DaSilva and Michael Anderson. Everything is currently working well.

Lawns and Irrigation: Ann Mosier reported she had met with Joe Polkowski and Ken Krywanek and was brought up to speed on her responsibilities. She received a complaint of brown spots on a lawn and it was referred to Joe Polkowski and advised the homeowner it would be addressed in the spring.

Paint: Ann DaSilva's report was read by Deb Schnitzler. reported the rinsing of the houses and pressure washing the roofs will commence in late March or early April. The contractors will start in section F (orange section of paint map) on Mainlands Blvd. Notices will be placed on doors prior to washing to advise residents to cover and secure outdoor articles and move vehicles. Two hundred twenty-two homes will be done at a cost of just over \$21,000. One homeowner that has solar panels will absorb the cost for washing their roof and the contractor has been made aware of this address. Homes in section D (blue section of paint map) will not be washed as they were just painted. Homes in section E (pink section of paint map) will be washed just before they are painted in the fall. The same contractors utilized to paint homes in 2021 will be responsible for washing the homes this year.

Club Reports: Elaine Bovinette, president of the Social Club spoke of the upcoming events. Mike Higgins shared upcoming events by the Men's Club. Marilyn Anderson talked about the upcoming card party on Saturday and other happenings. Carol Root spoke on what would be for breakfast in March.

Questions and Answers: Eileen Shankle of the Sunshine committee (she sends cards), requested to let her know if a resident of unit 4 is sick, needs a pick me up or a sympathy card so she can send one.

Marilyn Anderson asked about the criteria for the pool heater and would like to see if we could just lower the temperature of the pool when it is colder instead of turning it off completely.

Michael Anderson wanted to know about the roof situation which was explained by Pete. He also advised the sprinklers are running to much and there are soggy areas.

Lynn Bertram wanted to know who fixes holes in yards. Joe Polkowski advised he would send someone out to take a look at it.

Linda Erceg mentioned the shred-a-thon happening in Dunedin.

Andy Fafard wanted to know what part of the road at the entrance belongs to Mainlands. Joe Polkowski provided an answer.

Next Meeting Date: The next scheduled Board of Directors Business Meeting will be held on Tuesday, March 22, 2022, at 9:00 AM. The Town Hall Meeting will be held on March 24, 2022 beginning at 7:00 P.M.

Adjournment: Motion to adjourn the meeting by Sue Sagues and seconded by Marilyn Anderson, unanimous Meeting was adjourned at 7:59 p.m.

Respectfully submitted,

Deb Schnitzler, Secretary

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