

Mainlands of Tamarac by the Gulf
Unit 4 Board of Directors Business Meeting
March 22, 2022

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

Resident Attendance: 5 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 advised they are still working on the problem with the EIN#. She met with the Presidents of the Social, Men's and Women's club this past month to discuss the issue with no resolution at this time.

A freezer was purchased this past month for the clubhouse. Due to a misunderstanding, it was not approved and needs to be Ratified. The recreation director may approve expenditures up to \$500.00 as long as the money is in their budget or if it is an emergency.

The practice of giving out gift cards to outgoing Officers from the club's fund will no longer be allowed. It was discovered this was a misuse of funds. A collection can be conducted from the members of the club as this is allowed.

Treasurer's Report: Ken Krywanek advised we are in good shape and provided a balance sheet dated February 28, 2022. Total cash accounts are \$208,421.28 and total reserve is \$1,532,520.89 for a combined total of \$1,740,942.52. There is one owner that is ½ month past due with their maintenance fee. The report is attached to back of minutes. The budget will be filed for audit.

Secretary Report: A motion to accept the minutes of the February 22, 2022 meeting was made by Linda Byrd and seconded by Pete and it was passed unanimously. Deb reminded the board the Townhall meeting minutes from January 27th, 2022 have not been approved yet. Deb advised a letter was sent on Feb 20th, to the owner of 3400 100th Ave n to advise the lease was expiring on Feb 28, 2022. There has been no response to this letter. Joe Polkowski stated he would look into it. There was 1 interview for new homeowners completed since the last board meeting. Two interviews have been scheduled for March 23, 2022.

Property Managers Report: Joe Polkowski advised the radar sign is on back order. There were 3 violations this past month, all concerning landscaping. A census is required this year and the paperwork associated with this will need to begin soon.

Directors Reports:

Recreation: Jayne Fafard reported all the pool chairs have now been cleaned. Some of the lighting for the parking lot and clubhouse has been adjusted. Several shrubs were removed and replaced with 8 new plantings. New plants were also added to the Welcome signs on the Boulevard. The Men's Club purchased and installed a new hose and hose container for the shuffleboard courts. A new freezer was

purchased to replace an aging appliance. Under the direction of Becky Prince and Sue Sukup all the cabinets and storage rooms have been cleaned and rearranged. The community appreciates their assistance along with all the others that step forward to help.

Lawns and Irrigation: Ann Mosier reported there have been 6 complaints this past month consisting of unacceptable condition of lawn, deep ruts in the lawn, excessive weeds, cinch bugs, damage to flag pole and an electrical box. The lawns were inspected on March 17 and 18 with 25 lawns identified with problems. These were identified on an address map and will be provided to Joe Polkowski and the Lawn Maintenance Contractor when the lawn inspections are complete.

Alterations: Pete Greenbaum reported since the last Director's meeting of February 22, 2022, there have been 22 applications submitted and approved. One application was disapproved. Approved applications were for a new A/C, 15' x 20' rear patio, cart pad, paint exterior addition, golf cart outlet, 4' fence around rear patio, gutters, removal of cement planter, paint front porch grey, water softener, plant palm trees, new windows, install bathroom vents, power wash patio, and seal the foundation. The application disapproved contained incorrect dimensions to a rear patio. The homeowner was contacted and changed the dimensions which was then approved. 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 Report: Ann DaSilva reported she was provided a golf cart by Joe Polkowski and was able to review the 222 homes scheduled to have the roofs pressure washed and the homes rinsed beginning in the next couple of weeks. One home will be delayed due to an addition being added. One owner will need to pay for the pressure washing due to solar panels on their roof. A total of 147 roofs will be pressure washed and 221 homes will be rinsed. A color-coded map was provided to the contractor with instructions on which homes are to be done. Pressure washing and rinsing will start in the ORANGE (F) section on Mainlands Blvd then proceed to BROWN (G), YELLOW (A), PURPLE (B) and GREEN (C). The BLUE (D) was painted in late 2021 and will not be rinsed nor will the roofs be pressure washed this year. Pink (E) is scheduled to be painted in the fall of this year (2022) and will be prepped prior to painting. The 74 roofs that will not be pressure washed are those that have been replaced within the last 2 to 3 years and look good. Based on a five (5) percent increase in prices the cost of pressure washing and rinsing homes will be close to \$21,000.

Streets and Sidewalks: Ken Krywanek had nothing to report.

Roofs: Pete Greenbaum reported six tile roofs and are currently being replaced. As of March 22, \$96,980 has been spent replacing tile and flat roofs. The roof reserve has received \$147,054 from maintenance payments through March 1. The estimated total for roofs currently being replaced is \$90,000 for six tile roofs. (Estimated cost per tile roof, \$15,000, flat roof \$5,000, \$49,018 into reserves monthly.)

Unit 4 Tile Roof Summary of March 22, 2022.

<u>Number of Tile Roofs</u>	<u>Year Completed</u>	<u>Replaced</u>
1	1994	1
4	1995	4
13	1996	13
35	1997	22
41	1998	20
30	1999	16
33	2000	14
47	2001	7
46	2002	13
62	2003	17
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	
26	2021	
4	2022	

New Business:

Pete Greenbaum made a motion which was seconded by Linda Byrd, "A gated, 4-foot PVC fence be installed on the lot at 100th Terrace. The fence would be installed surrounding the stored roof tiles in order to hide them from view. No other materials may be stored in the area." A discussion ensued in regards to cost. Since there were no estimates available at this time it was postponed to next meeting.

Pete Greenbaum made a motion which was seconded by Linda Byrd, "Walks abutting the left and right side of a cement/paver driveway may be installed using pavers or equals. The walks must be composed of a style which distinguishes it from the driveway. Each walk may not exceed twelve (12) inches or twenty-four (24) inches on one side. Parking is not permitted on the walks. The total width of the driveway of 18 feet and walks must not exceed 20 feet." This motion was necessary to bring our construction code in line with City of Pinellas Parks current code. A discussion ensued and a vote was conducted passing 7-0.

Pete Greenbaum made a motion which was seconded by Ken Krywanek, "Iron work that has been installed on homes, such as column supports or entry way on some models, must be painted white or black." A discussion ensued and a vote was conducted passing 7-0.

Linda Byrd made a motion which was seconded by Ann DaSilva "A permanent residence fee for interviews will be \$50.00." A discussion ensued and a vote was conducted passing 7-0.

Jayne Fafard made a motion which was seconded by Ann DaSilva, "Create a walkway from the main parking lot to the shuffleboard court." A discussion ensued and a vote was conducted which resulted in 5 no votes from Deb Schnitzler, Ann DaSilva, Ken Krywanek, Linda Byrd and Pete Greenbaum. The yes votes were Jayne Fafard and Ann Mosier. It did not pass.

Jayne Fafard made a motion which was seconded by Ann DaSilva, "Replace the carpet on the outside of the front door to the clubhouse with funds from the miscellaneous line item not to exceed \$1000.00 dollars." A discussion ensued and a vote was conducted passing 7-0.

Jayne Fafard made a motion which was seconded by Ann DaSilva, "Replace the freezer in the clubhouse with funds from the miscellaneous line item." A discussion ensued and a vote was conducted passing 7-0.

Ann DaSilva made a motion which was seconded by Jayne Fafard, "Accept a 5% increase each year, over the next three (3) years on the paint contract." A discussion ensued and a vote was conducted passing 7-0.

Linda Byrd made a motion which was seconded by Jayne Fafard, "Remove Bingo from the Welcome booklet." A discussion ensued and a vote was conducted passing 7-0.

Ann DaSilva made a motion which was seconded by Jayne Fafard, "Remove the Clubhouse Covid-19 occupancy limit for clubhouse events." A discussion ensued and a vote was conducted passing 7-0.

Announcements: The next Board of Directors Meeting will be held Tuesday April 26, 2022 at 9:00 a.m. The next town hall meeting will be Thursday April 28, 2022 at 7:00 p.m.

Adjournment: A motion was made by Linda Byrd to adjourn the meeting and seconded by Pete Greenbaum. Meeting adjourned at 11:06 a.m.

Respectfully submitted,

Deborah Schnitzler, Secretary

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

