

Mainlands of Tamarac by the Gulf
Unit 4 Board of Directors Business Meeting
September 20, 2022

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

Resident Attendance: approximately 12 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 there were 3 open director positions with only one person submitting an intent to run. Per Florida statute only 5 board members are required but our condo documents require 7 board members. Linda requested to please submit any possible candidates that would be willing to become a director. Linda suggested we may consider forming some committees such as a construction code committee or a recreation committee, to get more people involved and hope they eventually become directors.

This Thursday we will have a combined Townhall and Social club meeting to see if this is feasible to combine these two meetings in the future.

Last week Linda attended the Master board meeting with the budget, the main topic of conversation. The meeting was closed to the public at the end to discuss personnel issues. The gate committee was reestablished to explore putting a gate at the Main entrance.

The second mailing for the voting will go out this week. It is important for everyone to vote by proxy if you are not going to be here to vote in person. Voting in person will start at 9 a.m. for a short time and then recess until 7 p.m. on October 27. Deb Schnitzler will count the votes along with 2 volunteers.

Treasurer's Report: Ken Krywanek provided a balance sheet dated August 31, 2022. Total cash accounts are \$180,141.99 and total reserve is \$1,627,996.74 for a combined total of \$1,808,138.73. Currently there are no homeowners in arrears at this time. The budget will be filed for audit.

Secretary Report: A motion was made by Ann DaSilva to accept minutes from the July 5, 2022, Business meeting and was seconded by Ken Krywanek and was passed unanimously. Deb Schnitzler advised there had been 3 interviews conducted and there are 3 more interviews scheduled.

Property Managers Report: Joe Polkowski reported there are currently 28 open violations. 1 for unregistered occupants which should be contacting Ann for interviews, 2 for expired leases, and 25 for unsightly appearance of weeds, overgrown bushes, etc. The re-inspection date is Thursday if the violations have not been corrected, they will move to the next step.

The speed sign will be coming to your unit in 5-6 weeks so please discuss where you would like it placed. On October 10 at 12am – 4am the Mainlands Blvd entrance on US 19 will be closed for gas line testing.

Directors Reports:

Recreation Report: Jayne Fafard advised the summer kept the recreation area busy with fun activities and some maintenance issues. The parking bumpers received a fresh coat of paint, items were added to the cleaning supplies for the Clubhouse, we worked successfully with the Elections Board to host the election within the Clubhouse, maintained the lighting both within and outside of the Clubhouse, tried to maintain a comfortable temperature within the Clubhouse, replaced safety equipment for the pool area, replace deteriorated pool electrical panel and recently solved the air conditioning problems during the breakfast at the Clubhouse. This last situation required many hours of attention, not only from me, but Harrington and C&S Electric, as we coordinated the SAFE operation of our a/c units. All of this was supported by our excellent maintenance staff and my personal thanks to Deb Schnitzler for covering for me as we enjoyed traveling.

Lawn & Irrigation Report: Ann Mosier reported she reviewed with Lawn contractor, Matt in regard to some problem areas and he agreed we needed to replace some existing problems at 6 locations at this time. The work is in progress with a total cost of \$1062.50. These areas were also reviewed by Ken Krywanek.

There were 21 Lawn complaints, which is significantly less than the last report. Matt is addressing issues in a timely manner.

Alterations Report: Pete Greenbaum reported since the Director's meeting of July 5, 2022, 21 Alterations applications were submitted of which all were approved. Applications were for painting a front porch, golf cart pad, removal of front brick wall, removal of all ground plants, new windows, new front door, air conditioner, seal the foundation, front storm door, removal of a palm tree, painting of the front door and shutters, take down snowflake walls, four-foot fence around the air conditioner, and a 15 ft. x 20 ft. rear patio and fence. Work should not be started until the permit is obtained.

Paint Report: Ann DaSilva reported that Forty-seven homes are scheduled to be painted starting on Monday, September 26th, 2022. Letters went out the first week in September to the homes being painted to submit their requests for shutter and door colors. Thanks to our wonderful office staff, there have been about 20 special requests received so far. Scott Angel has provided a verbal assurance we will receive reimbursement for the overpayment made when houses were rinsed, and some roofs pressure washed. An amount of \$1,554 is expected. Total expenditure for 47 homes to be painted should be \$95,084.76 based on contracted agreement with the 5% increase.

Roofs: Pete Greenbaum advised there are Nine tile roofs and four flat roofs that are currently being replaced. As of August 31, \$257,580 has been spent replacing tile and flat roofs. The roof reserve has received \$441,162 from maintenance payments through September 1. The estimated total for roofs currently being replaced is \$135,000 for nine tile roofs and \$20,000 for

four flat roofs. (Estimated cost per tile roof, \$15,000, flat roof \$5,000, \$49,018 into reserves monthly.)

Tile Roof Summary September 20, 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	23
41	1998	20
30	1999	20
33	2000	15
47	2001	7
46	2002	13
62	2003	18
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	
26	2021	
12	2022	

Streets and Sidewalks: Ken reported sidewalks had been inspected and the ones in need of repair have been marked.

Old Business:

The clubhouse rental contract was postponed to a later meeting.

New Business:

A motion was made by Jayne, seconded by Ann Mosier "Allow a walk to be installed on the side(s) of the home.

- A. The walks may not exceed thirty-six (36) inches from the outer perimeter wall of the home.
- B. They may run the entire width of the home.
- C. They must be made of pavers or equals.

A discussion ensued and a vote was conducted passing 5-1 with Ken having the dissenting vote.

A motion was made by Ken, seconded by Jayne "Replace damage and disfigured sidewalks by Dacosta Construction, not to exceed \$30,000." A discussion ensued and a vote was conducted passing 6-0.

A motion was made by Ken, seconded by Ann Mosier "Power wash the sidewalks in Unit 4, not to exceed \$15,000." A discussion ensued and a vote was conducted passing 6-0.

A motion was made by Ken, seconded by Ann DaSilva "Replace the clubhouse thermostats with programable wireless thermostats, not to exceed \$500.00" A discussion ensued and a vote was conducted passing 6-0.

A motion was made by Ken, seconded by Ann Mosier, "To have a Full-Service Reserve Study conducted by Florida Reserve Study and Appraisal, not exceed \$4200." A discussion ensued and a vote was conducted, passing 6-0.

A motion was made by Jayne, seconded by Ann DaSilva "Replace the water fountain in the pool area for an amount not to exceed \$1000.00." A discussion ensued and a vote was conducted, it was not passed by a 0-6 margin.

A motion was made by Deb, seconded by Ann DaSilva "Approve proposed amendments to the declaration of condominium and bylaws of the association (amendments to be attached to the minutes). Rollover excess Membership income over Membership expenses, if any, for the fiscal year ending 12/31/2022, to offset the subsequent tax year membership assessments as provided by IRS Revenue Ruling 70-604. Waive the reserves required by Section 718.112(2)(f), Florida Statutes, to be waived for the fiscal calendar year and to be reduced to level presented by the Board of Directors." A vote was conducted and it was passed 6-0.

Announcements: There will be a combined Town hall and Social Club meeting on September 22, at 7:00 p.m. The next business meeting will be on October 25th at 9:00 a.m. On October 27th the Annual Meeting will start at 9:00 a.m. and go until 11:00 a.m. for voting, then it will reconvene at 7:00 p.m.

Adjournment: A motion was made by Ann DaSilva and seconded by Jayne to adjourn the meeting. Meeting adjourned at 11:10 a.m.

Respectfully submitted,

Deborah Schnitzler, Secretary

CC: Property Manager, Joe Polkowski, Bulletin Board, Secretary's record.