

**Mainlands of Tamarac by the Gulf**  
**Unit 4 Board of Director's Business Meeting**  
**October 25, 2022**

**Attendance:** Linda Byrd, Pete Greenbaum, Deb Schnitzler, Ken Krywanek, Jayne Fafard, Ann DaSilva, and property manager, Joe Polkowski. Ann Mosier was not present. There was a quorum.

**Resident Attendance:** There were 4 residents present.

**Call to Order:** The meeting was called to order by President, Linda Byrd at 9:01 a.m.

**President's Report:** The motion on allowing walks on both sides of the house from our previous meeting was brought up for a slight correction. A motion to accept the minutes as corrected was made by Ann DaSilva and seconded by Jayne Fafard. Motion passed 6-0. Linda allowed a resident, Judy Harriman to speak. Ann made a motion, allowing Unit 4 artist to display their art work in the clubhouse with a hold harmless agreement. The motion was seconded by Linda and passed 6-0.

Linda discussed the Thursday Membership meeting, advising we already have a quorum of votes. The meeting will start at 9:00 a.m. then recess until 7:00 p.m. In person voting will commence until 11 a.m. Doug and Maxine Rusnell and I will conduct the in-person voting until 11 a.m. when voting stops. After the annual meeting ends the 5 directors will hold an organization meeting appointing the President, Vice- President, Secretary and Treasurer.

Linda mentioned about recruiting volunteers to fill the two director positions or possibly serve on committees and/or shadow a current director to learn the positions. She would also like to create some additional committees. The next Board of Directors meeting will be moved up to November 15, due to the Thanksgiving holiday week.

**Treasurer's Report:** Ken Krywanek provided a balance sheet dated September 30, 2022. Total cash accounts are \$174,525.98 and total reserve is \$1,671,460.39 for a combined total of \$1,845,986.37. Currently the Alliance Fund has a lot of cash at this time. We have several roofs being replaced and the bill will be paid out of this fund. We have no homeowners in arrears with maintenance dues. The Reserve Study personal have been here doing the research for their report.

**Secretary's Report:** There have been no new residents interviewed. We did interview 2 people that have moved in with current residents.

**Property Manager's Report:** Joe Polkowski reported there are currently 4 open violations. The homeowners still have time to resolve the issues before the next step is taken. Two of the complaints are for unregistered occupants, one of which has a large breed dog. One is for overgrown landscaping and a downed palm tree and other one is for an expired lease.

Since the last meeting 27 violations have been cleared. One expired lease was updated and one violation for unregistered occupant was cleared as they were interviewed. The other 25 violations were for overgrown landscaping.

The new thermostats have not been changed out yet. The one that was ordered was tested and it did not have the type of app functions we were looking for. We were unable to invite more people to the app to control it. I am looking at other options.

Regarding the tile roofs. I have been notified by the manufacturer who currently supplies the vendors, who supply our roofing tiles, has decided to stop making white roofing tiles. The roofers are looking at other companies, but there may be an increased cost that they will not be able to absorb. Another option would be to install grey tiles and then paint them.

We will be needing a decision on where to place your speed sign within the next two weeks if possible.

### **Directors Reports:**

**Recreation Report:** Jayne Fafard reported this past month, attention has been centered on "upkeep" of our beautiful recreation areas. Items requiring repair was an electrical outlet in kitchen area, outside palm tree lighting, the pool heater, a broken towing sign, and a faucet in the women's restroom. In addition, all of the shuffleboard court's yellow caution markings were repainted and the flag was repositioned for honoring fallen firefighter. Jayne also met with the Election Board member to determine internet connections for upcoming election usage.

**Lawns and irrigation:** Ann Mosier was absent but provided a report as follows: There were 25 lawn complaint work orders between September 1 thru October 25, 2022. Sod was replaced at 6 homes; partial replacements completed. Invoice #4403 for \$2000.00. One additional home has been approved and in progress. Proposal #1342 for \$1210.00. Direct calls received from September 1 thru October 25, 2022 is 9 calls. Ken Krywanek stated during the hurricane a lawn cutting was missed. The lawn company agreed to trim the trees on the vacant lot off 96<sup>th</sup> Terr and Mainlands Blvd as repayment.

**Alterations Report:** Pete Greenbaum reported over the past year, Unit 4 has approved 151 Exterior Property Alteration Applications. Some of the projects entered into by homeowners included new front and side doors, new storm doors, paver driveways and patios, the removal and planting of bushes, removal of trees, removal of cement planters, additions, replacement of windows, French drains, new air conditioners, sealing of the foundation, and golf cart pads. Board members Ken Krywanek, Pete Greenbaum, and Deb Schnitzler have been able to return the applications to the homeowner within two days. Delays were caused by documents not being submitted to our Property Manager in a timely manner. Tim Bertrand and Scott Shankle inspected the alterations to check on progress being made and if they were completed properly. Homeowners are reminded that before any work is done on the exterior of the home; approval from the association is required. Contractors must be licensed and insured.

**Paint Report:** Ann DaSilva reported Lowe's painting presented a bill for 28 houses for a total of \$54,693.24, which included a credit of \$1,953 for prior overpayment. Since she had only

inspected 11 houses, payment will not be made until all houses have been inspected. Work was completed on 34th Way and the contractors had moved on to 98th Terrace, which should be completed by mid-week. The Lowe’s painting supervisor calls when work is complete and we walk the houses together. The supervisor has not called to say work is complete on 98th Terrace but these homes were included along with 3 more from 97<sup>th</sup> Terrace on the bill we received. At this time a payment of \$20,300.88 is authorized for the homes completed and inspected. Ann will get in touch with Scott Angel regarding billing. There have been very few problems with work being completed and residents have been satisfied for the most part. The contractors have been courteous and responsive.

**Roofs:** Pete Greenbaum stated ten tile roofs and five flat roofs are currently being replaced. As of September 30, \$295,305 has been spent replacing tile and flat roofs. The roof reserve has received \$490,180 from maintenance payments through October 1. The estimated total for roofs currently being replaced is \$150,000 for ten tile roofs and \$25,000 for five flat roofs. (Estimated cost per tile roof, \$15,000, flat roof \$5,000, \$49,018 into reserves monthly.)

**Tile Roof Summary October 25, 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	
14	2022	

**Streets and Sidewalks:** Ken Krywanek advised the marked sidewalks will start being replaced next month.

**Old Business:** A motion by Ann DaSilva to accept the rental agreement was made and seconded by Jayne Fafard. A discussion ensued and it was decided more changes were needed so the vote was postponed. Linda will revise and send out prior to next meeting.

**New Business:** A motion was made by Deb Schnitzler to allow covered patios to be screened and was seconded by Jayne Fafard. A discussion ensued and it was determined that our current construction code and bylaws do allow for screening of patios in certain circumstances. Motion was pulled.

**Announcements:** As previously stated in President's report, the membership meeting will begin on Oct 27, 2022 at 9 a.m. and then recess until 7:00 p.m. the same day. The next business meeting will be moved up to November 15, 2022 at 9:00 a.m. due to the Thanksgiving holiday.

**Adjourn:** A motion was made to adjourn the meeting by Ann DaSilva and Seconded by Pete Greenbaum. Meeting adjourned at 11:05 a.m.

Respectfully submitted by,

Deborah Schnitzler  
Secretary

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