

Mainlands of Tamarac by the Gulf
Unit 4 Board of Director's Business Meeting
November 15, 2022

Attendance: Ann DaSilva, Linda Byrd, Deb Schnitzler, Ken Krywanek, Ann Mosier, and property manager Joe Polkowski. Peter Greenbaum joined the meeting after appointment. Jayne Fafard was absent.

Resident Attendance: There were 3 residents present.

Call to Order: The meeting was called to order by President, Ann DaSilva at 9:01 a.m.

President's Report: Ann DaSilva began her report by thanking each of the previous members of the board and our property manager, Joe Polkowski. Ann advised Linda Byrd is Vice President and was appointed the Director of Recreation. Ken Krywanek will remain as Treasurer. Deb Schnitzler will remain as Secretary and was appointed Alterations Director. Ann Mosier will continue as Director of Lawns and Irrigation.

Ann D. advised the board received a letter from our Attorney, Anne Hathorn informing us of an increase in her fees as of 1/1/2023. She has kept her fees stable for the last five years. The fees will increase from \$262.50 an hour to \$275.00 an hour. She has always been attentive to our needs and answers questions in a timely manner.

A letter was written to the Board from a resident, expressing an inability to hear the Board members on the evening of the annual meeting. She requested Board members talk into the microphone and to "speak up". The audio equipment has been adjusted and the 3 microphones tested and ready for the next Townhall meeting. We were instructed to hold the microphone close to the mouth when speaking into it.

Ann D. requested permission from the Board to go out of sequence for new business and appoint directors for the two vacant positions so they may be involved in this meeting. The board agreed and Ann D. made a motion to appoint Pete Greenbaum and Jayne Fafard to the board as Directors of Roofs and Paint. The motion was seconded by Ann M. and passed 5-0.

Treasurer's Report: Ken Krywanek provided a balance sheet dated October 31, 2022. Total cash accounts are \$161,314.87 and total reserve is \$1,690,105.37 for a combined total of \$1,851,420.24. Currently the Alliance Fund has a lot of cash at this time. There are several roofs being replaced and the bill will be paid out of this fund. We are in good shape.

Secretary's Report: Deb reported there were two interviews since the last meeting. The Secretary book for this year has been closed out and a new book has been started.

Property Manager's Report: Joe Polkowski reported there was one violation of an expired lease, and it was cleared. There is one open violation for overgrown landscaping and a downed

palm, but the homeowners are working on it. There has been an RV parking in a driveway and extending over the sidewalk which should be resolved today.

There was a fire next to the Mainland's maintenance office which resulted in minor water damage and loss of power for a few days. As of yesterday, 90% of the power has been restored and the landlord is working on repairing the exterior damage caused by firefighter entry.

Directors Reports:

Recreation Report: Linda Byrd advised she has started to receive complaints about the pool water being too cold or too hot. Linda feels people just want to know the water temperature and are unable to read the current thermometer. Joe is looking into an inexpensive digital thermometer that will display the temperature. She will keep you informed of progress. The edges of the shuffleboard overhang were power washed, the shower drain was snaked, weeds removed from concrete cracks, and the outside ashtray cleaned. The pool furniture was brought inside during Tropical Storm Nicole. Minor damage to the clubhouse archway was reported by the Board of Elections trucking company who has agreed to pay for repairs.

Lawns and Irrigation Report: Ann Mosier reported there were 14 recorded owner complaints. There were 4 direct owner calls that were referred to the office. Ann met with one homeowner and inspected their yard subsequently, Matt from Mathew's Lawn Service and James from Tri-S were contacted, and the addresses provided so they could inspect the lawn and provide the necessary treatment.

Alterations: Deb Schnitzler reported since the October meeting there have been 9 alterations applications submitted and approved. Applications were for painting shutters, sealing foundation, moving flag holder, sealing driveway, replacing garage door, installing French drain, replacing A/C unit, planting a tree and flower bed, and installing new gutters. Homeowners are reminded that any work done on the exterior of the home needs approval from the Association before work is started. Contractors must be licensed and insured.

Paint: Ann DaSilva reported the painting of forty-seven (47) homes scheduled for 2022 has been completed, at a total cost of \$93,131.76. The first invoice for \$54,693.24 has been paid. The few problems reported were handled in a timely manner. Our vendor, Lowe's paint, was responsive and polite. Homeowners expressed satisfaction with the end result.

Roofs: Pete Greenbaum reported Eleven tile roofs and six flat roofs are currently being replaced. As of October 31, \$295,305 has been spent replacing tile and flat roofs. The roof reserve has received \$539,198 from maintenance payments through November 1. The estimated total for roofs currently being replaced is \$165,000 for eleven tile roofs and \$30,000 for six flat roofs. (Estimated cost per tile roof, \$15,000, flat roof \$5,000, \$49,018 into reserves monthly.)

Tile Roof Summary November 15, 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	

Sidewalks: Ken Krywanek advised they are waiting on the contractor to start repairing the sidewalks. Hopefully it will be in December.

Unfinished Business: Linda Byrd provided a copy of the revised Clubhouse rental agreement. Ann DaSilva amended her motion to: "Accept the rental contract as submitted with any attorney changes." The motion was seconded by Ann M. and passed 6-0 after a discussion.

New Business: Ann DaSilva made a motion to: "Establish volunteer committees to assist the board." The motion was seconded by Ann Mosier. A discussion ensued and the motion was passed 6-0.

Ann DaSilva made a motion to: "Appoint Nancy Buckles as paint assistant." Ann Mosier seconded the motion. A discussion ensued and the motion was passed 6-0.

Ann DaSilva made a motion to: "Add Loraine Nardi to the alteration committee." Ann Mosier seconded the motion. A discussion ensued and the motion was passed 6-0.

Announcements: The next Director's business meeting will be December 13th 2022 at 9 a.m.

Adjourn: A motion was made to adjourn the meeting by Pete Greenbaum and seconded by Deb Schnitzler. Meeting adjourned at 10:15 a.m.

Respectfully submitted by,

Deborah Schnitzler, Secretary

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