

Mainlands of Tamarac by the Gulf
Unit 4 Board of Director's Business Meeting
February 21, 2023

Attendance: Ann DaSilva, Deb Schnitzler, Ken Krywanek, Ann Mosier, Scott Shankle, and property manager Joe Polkowski. Linda Byrd and Nancy Buckles were not present.

Resident Attendance: There were 8 residents present.

Call to Order: The meeting was called to order by President, Ann DaSilva at 9:00 a.m.

Dispensation of Minutes: Ann DaSilva made a motion to accept the January 17, Business meeting minutes. It was seconded by Scott and passed unanimously.

President's Report: Ann DaSilva feels things seem to be going smoothly for the most part. In her Fourcaster article for March she focused on permits. During the interview process we always make a point of getting a permit for anything being done outside of the house. We have potential owners repeat it more than once and they sign an affidavit attesting to their awareness. Unfortunately, some do not understand the implications and fail to read the construction code for our unit. What may be allowed in another unit may not be allowed in ours. We will be discussing this later in the meeting. During an interview, a potential new resident mentioned the fact that the VA will not give mortgages for homes in Unit 4. This is due to a clause in our by-laws regarding the right of first refusal. I consulted our attorney to see if the board could or should change the documents and she advised against it. That statement is tied to requiring interviews as well as being a costly item to change. We have not lost a sale to our knowledge, because the VA will not authorize a mortgage and feel it is important, we require interviews prior to closing. Much information is given during the interview process and occasionally buyers have pulled out because they do not agree with our rules. Better to know before moving in. John Waters is now trained in the interview process and will be taking over scheduling and doing interviews with at least one board member. Thank you, John, for your willingness to serve! I want to thank Joe for all the support he gives to the Board. He keeps on top of complaints and investigates problems and keeps track of people living in homes beyond ninety days who do not meet the age requirement. This is no easy task. Linda, thank you for stepping in and getting the agenda done.

Treasurer's Report: Ken Krywanek provided a balance sheet dated December 31, 2022. Total cash accounts are \$142,647.74 and total reserve is \$1,614,704.81 for a combined total of \$1,795,687.10. Ken advised our reserves were moved into the Edward Jones account and everything looks good. He estimates the interest will be around \$50,000 next year which will be applied to the reserve accounts.

Secretary's Report: Deb Schnitzler reported there were 3 interviews this past month which were conducted by Ann DaSilva, Myself and John Waters.

Property Manager's report: Joe Polkowski reported there are currently seven open violations. Three of the violations are for landscaping, one for an expired lease, one for an offensive flag, one is monitored involving a house no longer containing a 55+ occupant but that will not be a full violation until the end of March due to the 90-day guest rule, and one for an A.C installed without an approved alteration request and against the construction code. The person with the expired lease has assured me that it is on the way. One violation concerning an expired lease has been corrected since the last meeting. The association's attorney has sent a letter to 9710 36th way advising them they have fifteen days to clean

up their property. We have exhausted all the legal options on our side. If this letter does not resolve the issue the next option will be circuit court or mediation to force a resolution. Lastly, I just want to remind people to call the police if you see people illegally fishing, roaming the neighborhood that should not be, or soliciting which is also known as trespassing. If the office is open, I will run them off, but we are a maintenance department not a police force or security.

Recreation: Linda Byrd's report was read by Ann DaSilva. After a short delay, the front step has been completed. The contractor really came through and did an excellent job. There has been positive feedback from some residents. The small pool side tables have been a real "hit" with residents moving them around and using them like crazy. We requested 4 more and Joe is looking for similar ones only made from resin instead of wood. Unit 3 has been actively using our pool and conducting a twice weekly class. After a few hiccups and a conversation with the pool director for Unit 3 and explaining some differences in our rules vs. their pool rules, things are better. Usage may continue longer than originally anticipated due to difficulties unit 3 is having with refinishing their pool. At this meeting I will be asking for \$3,200 to remove the stage carpet and replace it with flooring. Details were emailed to the directors. This see-sawing weather means we will need to spend more to keep the pool at a usable temperature. Residents have asked me to raise the temperature by 1 -2 degrees, but I have not. Turning heaters on and off is not the answer. If it continues to be a problem the only solution would be to decide to turn heaters off for a month or 2, or partner with another unit and turn each off for a month. I will keep you informed. The refrigerator really is ordered and should arrive this week. Supply chain issues at several vendors.

Lawns and Irrigation: Ann Mosier reported the office recorded 13 lawn complaints this past month. Eight owners reported their lawns have bugs, one owner reported the lawn service did not blow away the debris and the following four owners requested new sod: Blane Baumbager, Dennis Overton, Richard Webb, and Sal Facciponte. No sod will be installed until April as it is the wrong time of year.

Alterations: Deb Schnitzler reported since the January meeting there have been 14 alterations applications submitted and 12 approved. Applications were for enlarge a driveway, remove patio, and install pavers, remove hurricane shutters, replace a/c unit at two different homes, paver rear patio, install a 16x14 patio cover, gutter and fascia board replaced, paver drive, walkway, and patio, paver driveway and walk, add water softener, seal foundation. The applications denied were for a screened in covered patio. 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.

A discussion was held regarding an Air Conditioning unit installed on a side wall of home without prior approval. The homeowner was present and was requesting a change of the construction code. He was informed the A/C unit would need to be placed on the ground or moved to the rear of the home per our current construction code.

Paint: Nancy Buckles report was read by Ann Mosier. She reported a meeting with Scott from Lowe's Paint. They are requesting the pressure washing of the roofs and houses in Unit 4 to begin Monday, February 27th. They will be placing notices on the homes before pressing washing them. They will begin with the houses scheduled for painting in 2024, followed by 2018 and so forth. I also met with Joe, and he advised at the June 25, 2019, director's meeting that the houses with new roofs should NOT BE EXCLUDED from the pressure washing and painting. He has contacted both roof vendors and they assured Joe that the washing/painting process will NOT void our guarantee. There is some confusion as to which houses & roofs should be excluded from the pressure washing. The ones scheduled to be painted this year (2023) should not be pressure washed now. Joe will be resolving whether we should be

pressure washing the houses that have been painted in the last three (3) years. We are buying better paint which hopefully would not require a recently painted (3 years) house to be pressure washed and that affects the paint job. Joe will be notifying us of the results. It was requested a robo call be put out notifying residents of the upcoming pressure washing. Joe advised a message will be created to include the start date, need of preparing their house by cutting back plants, moving furniture and cars and paint directors contact information. This message will be going out asap.

Streets and Sidewalks: Ken Krywanek reported the board approved pressure washing all sidewalks in unit 4 at a cost not to exceed \$15,000. A Bid has been accepted from Lowe’s for \$9,500.

Roofs: Scott Shankle reported eleven tile roofs and six flat roofs are currently being replaced. As of February 20th, \$26,001 has been spent replacing tile and flat roofs. The roof reserve has received \$111,666 from maintenance payments through February. 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 is \$15,000, flat roof \$5,000, \$55,833 into reserves monthly.)

Tile Roof Summary February 21, 2023		
<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	
18	2022	
4	2023	

Unfinished Business: None

New business:

Deb Schnitzler made a motion and seconded by Ken to wit; "Oversized vehicles may park in the 98th Terrace side of the clubhouse parking lot for not more than three nights, between the hours of 9 p.m. and 7 a.m. The oversized vehicle must be moved each day between the hours of 7 a.m. and 9 p.m. Appropriate registration is required at the Mainlands Maintenance Office and an appropriate placard must be prominently displayed." A discussion ensued and the motion was passed 4-1 with Ken Krywanek the dissenting vote.

Ken Krywanek made a motion and seconded by Ann Mosier to wit; "Replace the clubhouse stage floor at a cost not to exceed \$3,200 dollars." A discussion ensued and the motion was passed 5-0.

Announcements: The next Townhall meeting will be February 23, 2023. The next business meeting will be March 21, 2023, followed by the Townhall meeting on March 23, 2023.

Adjourn: A motion was made to adjourn the meeting by Deb Schnitzler and seconded by Scott Shankle. The meeting was adjourned at 9:52 a.m.

Respectfully submitted by,

Deborah Schnitzler, Secretary

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