

Mainlands of Tamarac by the Gulf
Unit 4 Board of Director's Business Meeting
May 23, 2023

Attendance: Ann DaSilva, Linda Byrd, Ken Krywanek, Deb Schnitzler, Ann Mosier, Scott Shankle, Nancy Buckles, Alterations assistant-Lorraine Nardi, and Property Manager Joe Polkowski.

Resident Attendance: There were 10 residents present.

Call to Order: The meeting was called to order at 9:00 a.m.

Dispensation of Minutes: Ann DaSilva requested a motion to accept the minutes from the April 25th Business meeting. Linda Byrd made the motion, and it was seconded by Nancy Buckles. Motion passed 7-0.

President's Report: Ann DaSilva stated a resident suggested we put a form in the Fourcaster asking for updated emergency contact information. The contact information we have on hand for our long-term residents is outdated. Since many residents are out of town during the summer months we will postpone until October and review our current form. Residents will return the completed forms to our ballot box or put in office door mail slot. A request to reestablish the neighborhood watch program was received. This is on the agenda under new business. During the last Social Club meeting there was an informative demonstration on when and how to use the AED. On the advice of the EMT that presented, we have added a safety razor to the kit. Ann thanked the many volunteers we have in Unit 4 and gave a special shout out to Becky Prince and Sue Sukup for everything they do in the clubhouse. Darleen and Marge were also commended for taking care of the library. Everyone's efforts are appreciated.

Treasurer's Report: Ken Krywanek provided a balance sheet dated April 30, 2023. Total cash accounts are \$130,379.87 and total reserve is \$1,705,429.08 for a combined total of \$1,835,808.95. Ken advised we had on CD for \$230,000 that expires in Feb 2024 at Republic National bank that went under. JP Morgan bought out the assets so the money is still there.

Secretary's Report: Deb Schnitzler reported there were 2 interviews this past month which were conducted by John Waters and her. Deb will not be available from May 24-June 14 as she will be out of town.

Property Manager's Report: Joe Polkowski reported there are currently six open violations. Two for landscaping, two for work without a permit, one for a homeowner not picking up after their dog and another one for an alteration in the rear of the home that did not have a permit. The AC which was improperly installed is now being handled by our attorney. The homeowner has stated they are going to move the AC. At the same house with the AC, they installed windsails and 4x4s to hold up the windsails without approval, but they are also coming down. Two violations have been cleared since last meeting.

Director reports:

Recreation: Linda Byrd advised the party lights have been re-hung and look good. A remote switch has been installed and will be shared with people on a "need to know" basis. The small golf cart lot located to the right of the clubhouse has been re-stripped. It allows for 5-6 carts to be parked there. The pool clock has repeatedly stopped working. To avoid this ongoing problem, a digital clock with big red numbers has been ordered and will be put in the office window, facing out so that it can be seen from

the pool. The AED is back up and running. Thank you to George Wagner for going over to Altra Medical to pick it up. The AED talks to you and tells you what to do. If ever in a situation, do not hesitate to use it. The Stage flooring is in the warehouse and we will begin that project this summer.

Lawns and Irrigation: Ann Mosier reported she had received 4 calls and the office had received 2 since the last meeting regarding weeds and the general condition of the lawn. A letter was received in regards to a homeowner who had submitted 7 complaints since October of 2021 about the condition of their yard. The home was visited on May 17, 2023 and evaluated by Tri-s and director Ann.

Alterations: Deb Schnitzler reported there were 20 Alteration applications submitted and approved since the last meeting. The approved applications were for 3 homeowners installing paver driveways, walkways and or patios, 3 covered and screened patios, 3 pods in the driveway, 2 sealing of foundation, removal of a tree, move plants, replace front door, replace garage door, remove a planter box, install French drain, install hurricane windows, install hurricane Kevlar and remove a window and install a slider. 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: Nancy Buckles only had one item this month. A house painted 2 years ago is having the paint bubble in the front porch area. A work order has been submitted, as it is a warranty issue.

Roofs: Scott Shankle reported there have been Seven tile roofs completed in 2023. There are currently nine roofs in the process of being replaced at a cost of \$135,000 and 6 flat roofs at a cost of \$30,000 for a total of \$165,000. As of April 30, 2023, \$169,885.76 has been spent replacing roofs. Roof reserves have received \$234,808.46 from maintenance payments through April 30, 2023. Estimated roof cost is based on \$15,000 per tile roof and \$5,000 per flat roof. Each month \$55,833.33 goes into the roof reserves and as of April 30, 2023, there was a balance of \$669,837.49.

Tile Roof Summary April 30, 2023

Number of Tile Roofs	Year Completed	Replaced
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
7	2023

Sidewalks: Ken Krywanek reported the sidewalks are finished and the vendor was paid.

Unfinished Business: None

New Business: Linda Byrd made a motion and Ann Mosier seconded to allow children under 3 with appropriate swim diapers to use the pool. A discussion ensued and the motion was not passed by a 3-4 vote with Deb Schnitzler, Ann Mosier, Ken Krywanek and Scott Shankle dissenting.

Linda Byrd made a motion and Ann Mosier seconded that would require incontinence swimmers to wear swim diapers in the pool. A discussion ensued and the motion was not passed by a 2-5 vote with Deb Schnitzler, Ann Mosier, Ken Krywanek, Scott Shankle and Nancy Buckles dissenting.

Linda Byrd made a motion and Nancy Buckles seconded to change the adult swim time to 1:00 – 3:00 p.m. A discussion ensued and the motion was passed by a 6-1 vote with Ken Krywanek dissenting.

Deb Schnitzler made a motion and seconded by Ann Mosier to re-establish a neighborhood watch. A discussion ensued and the motion was not passed by a vote of 1-5 with Ann Mosier abstaining and Ann DaSilva agreeing to it.

Linda Byrd made a motion and seconded by Ken Krywanek to installation of stop signs on 101st Ave and 37th Street with a cost of \$600 to both unit 3 & 4. A discussion ensued and the motion was passed 4-3 with Ken Krywanek, Ann Mosier and Nancy Buckles dissenting.

A discussion on the banking concerns of the social, women’s and men’s clubs and handout was provided with a statement of fact and time line of EIN #issues (see attached handout.) This topic was tabled as it is being worked on.

Announcements: The next Townhall meeting will be May 25, 2023, at 7:00 p.m. The next business meeting will be July 11, 2023, at 9:00 a.m.

Questions and Answers: None

Adjourn: A motion was made to adjourn the meeting by Ken Krywanek and seconded by Scott Shankle. The meeting was adjourned at 11:25.

Respectfully submitted by,

Deborah Schnitzler, Secretary CC: Property Manager Joe Polkowski, Bulletin Board, Secretary’s Record.