

**Mainlands of Tamarac by the Gulf**  
**Unit 4 Board of Director's Business Meeting**  
**October 24, 2023**

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

**Resident Attendance:** There were 6 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 September 26, 2023 Business meeting. Ken Krywanek made the motion, and it was seconded by Scott Shankle. Motion was passed 7-0.

**President's Report:** Ann DaSilva reported the parking lot blacktop and stripping looks great. She thanked Joe and Linda for working on getting the right contractor and arranging scheduling. All the Presidents from units one (1) through five (5) met with Ken, President of the Master association to discuss salaries for all our current staff and our property manager, Joe. It was agreed to increase the salary after reviewing current evaluations provided by Joe. Ann thanked Nancy for a job she has been working on in regards to getting the scheduled homes washed and repainted. The completed homes look really nice. Ann thanked Scott for maintaining and replacing the roofs. The new colors are looking nice. Ann thanked Ann Mosier for all her hard work on the lawns. She has worked with the contractors to help alleviate our weed and pest control problems extensively. Ann thanked Deb for going the extra mile. She appreciates everything from posting the agenda, keeping, documenting and posting minutes of Board meetings, taking care of permits in a timely manner and also being available for interviews with John. Ann advised; Ken has been invaluable as our treasurer. He instills confidence in our ability to pay current and future bills. Thank you for keeping us solvent. Ann continued by Thanking Lorraine Nardi for assisting Deb with permits and John Waters for scheduling and doing interviews for new residents. Both are a great asset to the Board. Ann also thanked the fining committee and their willingness to serve. Unit 4 is a vivacious community because of the many residents willing to serve in numerous capacities. We would not enjoy all that is available to us if not for our generous volunteers. I am grateful for each of you who shares your time and talent. Thank you

**Treasurer's Report:** Ken Krywanek provided a balance sheet dated September 30, 2023. Total cash accounts are \$119,844.51 and total reserve is \$1,877,458.36 for a combined total of \$1,997,302.87. He also advised there was only one resident delinquent on their fees which has been turned over to the attorney.

**Secretary's Report:** Deb Schnitzler reported since the meeting in September meeting there were 4 interviews conducted by John Waters, Ann DaSilva, and/or her. There are currently no interviews that has been scheduled and all leases are current at this time.

**Property Manager's Report:** Joe Polkowski stated there is an ongoing search for a new CPA. The new Spectrum contact will be going active on November 10th. He will be sending out calls to inform homeowners of the process starting October 31 and he will also write something up for the newsletter.

## **Director reports:**

**Recreation:** Linda Byrd stated due to a miscommunication the side stage drapes and valance were removed. We will discuss this in new business. The stain found on the stage was critter urine and was cleaned up by Michael Anderson. The parking lot was resurfaced and relined. The signs for the new handicapped spaces still need to be installed and will be soon. The resurfacing of the shuffleboard board courts was also completed. The clubhouse chairs are not covered by any warranty and the price is determined by the number of chairs to be cleaned. This will be covered in new business. The two chairs in the library have been replaced by new ones found by Becky for \$60.00 which she approved. The fence gates to the pool are not locking properly and need to be fixed. She will obtain bids for these repairs.

**Lawns and Irrigation:** Ann Mosier stated she received 15 calls and the office has received 22 calls. She returned all calls and, in most cases, visited the owners and reviewed the lawn problems they called about. By the end of August through September several owners reported to me and the office that their grass is becoming brown, in some cases they saw the chinch bugs. Particularly alarming was that some of the browning was in the newly sodded grass. Each time I notified James/Tri-S and he was prompt in coming out and spraying diligently and often meeting the owners to let them know what he was doing. On 9/28/23 I met with Matt/Lawn Service and James/Tri-S for an hour trying to determine what problems and solution are necessary to stop the Chinch Bugs and other lawn problems we are experiencing. The soil has been under stress due to lack of water/rain or the soaking by last hurricane which has allowed mole crickets and chinch bugs to run rampant eating the grass. Ann went on to explain the life cycle of cinch bugs and mole crickets. Due to this infestation sodding is no longer a cost-effective practice until we resolve the bug issues. Suggested solutions are to purchase and apply a product called TOP CHOICE. The best time to apply the product would be July-August 2024. Estimated product cost by Tri-S/James is \$6,000. Cost per product bag is \$200.00, we will need approximately 30 bags. Estimated labor to implement the product is \$2,000. Not incurring sodding costs during this period will contribute to reducing product and labor cost. This will be reviewed by the board after the first of the year.

**Alterations:** Deb Schnitzler reported there were 30 Alteration applications submitted and approved since August 28, 2023. The approved applications were for 3 A/C replacements, 6 shutter color changes, 6 bushes and/or trees being planted or removed, 3 driveways and homes pressure washed, 2 planter box removals, 1 concrete patio, 2 awning removals, 1 screen door installed, 1 home replaced windows, 1 dryer vent install, 2 garbage walls replaced, 1 patio roof installed, 1 French drain installed. 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 reported pressure washing and painting for the red/orange map houses (Mainlands Boulevard East and 97th Avenue) began on Monday, October 9, 2023. Lowes is slowly progressing with approximately nine houses completed so far. It has been a small crew working but they have done an excellent job so far.

**Roofs:** Scott Shankle reported there have been 12 tile roofs and 15 flat roofs completed in 2023. There are currently 9 roofs in the process of being replaced at a cost of \$135,000 and 5 flat roofs at a cost of \$25,000, and one flat roof coating approved for estimate of \$500 for a total of \$160,500. As of September 30, 2023, \$313,632.33 has been spent replacing roofs. Roof reserves have received \$514,135.63 from maintenance payments through September 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 September 30, 2023 there was a balance of \$805,418.09.

Tile Roof Summary September 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	
12	2023	

**Unfinished Business:** Ken Krywanek made a motion and Nancy Buckles seconded, to allow the social club to use the Unit 4 EIN temporarily. A discussion ensued and the motion was passed by unanimous 7-0 vote.

**New Business:** Deb Schnitzler made a motion and Nancy Buckles seconded, Change the Board of Director’s meeting to the first Thursday of the month at 6:30 p.m. Starting January 1, 2024. A discussion ensued and the motion was passed by unanimous 7-0 vote.

Deb Schnitzler made a motion and Ann Mosier seconded, to have up to 100 chairs clubhouse chairs cleaned not to exceed \$1200.00 dollars. A discussion ensued and the motion was passed by 6-1 vote with Linda Bryd the lone dissenter.

Linda Byrd made a motion, Ken Krywanek seconded to change the clubhouse cleaning from “in house” to M.O.F. cleaning at a current cost of \$700.00 a month for weekly cleaning with a floor buff once a month. A discussion ensued and the motion was passed by unanimous 7-0 vote.

Linda Byrd made a motion, Ken Krywanek seconded to remove the middle stage drapes and valance. A discussion ensued and the motion failed 6-1 with Deb Schnitzler voting for the motion.

Linda Byrd made a motion, Ann Mosier seconded to remove the center stage drape. A discussion ensued and the motion was passed 5-2 with Ken Krywanek and Deb Schnitzler dissenting.

Linda Byrd made a motion, Nancy Buckles seconded to take the \$1200.00 to clean chairs from the Miscellaneous funds. A discussion ensued and the motion was passed by a 7-0 vote

**Announcements:**

Annual Meeting will be October 26, 2023 at 9:00 a.m. The meeting will recess to count votes and reconvene at 7:00 p.m.

**Questions and Answers:** John Petrelis asked if the chair cleaning company should be put under a contract. Ann and Linda explained it was not really necessary.

Becky Prince advised the valance could be easily rehung and taken down again to clean. She was advised to go ahead and do that.

**Adjourn:** A motion was made to adjourn the meeting by Scott Shankle and seconded by Ann Moiser. The meeting was adjourned at 10:40. a.m.

Respectfully submitted by,

Deborah Schnitzler, Secretary

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