

Mainlands of Tamarac by the Gulf
Unit 4 Board of Director's Business Meeting
December 19, 2023

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

Resident Attendance: There were 6 residents present.

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

Dispensation of Minutes: Deb Schnitzler made a motion to approve the minutes from the November 14, 2023 Business meeting. The motion was seconded by Ann Moiser and was passed 6-0.

President's Report: Ann DaSilva thanked the board for a good year. There has not been an abundance of complaints and those that have been brought to our attention have been addressed with the residents coming into compliance. Ann appreciates Joe for being diplomatic in handling many of the complaints. One complaint from a resident, while she was out of town, which Joe was already handling. Apparently fairly new residents were letting their dogs out at night and the animals were leaving their ample droppings in the backyard, which were not picked up. I'm sure Joe will fill us in on what the outcome is. There is some concern on the size of these dogs as they are only let out after dark. Ann would like to get more of information sheets as she has only filed around 73. Will do another request in January newsletter when snowbirds return. She wished everyone a blessed Christmas and Happy New Year.

Treasurer's Report: Ken Krywanek provided a balance sheet dated November 30, 2023. Total cash accounts are \$183,892.38 and total reserve is \$1,894,450.19 for a combined total of \$2,078,342.57.

Secretary's Report: Deb Schnitzler reported there were 4 interviews since last meeting. None were scheduled at this time.

Property Manager's Report: Joe Polkowski advised there were 3 violations that were cleared since last meeting. Two were for landscaping and the third for parking an RV overnight on the street. He also spoke to the new resident that was letting h dogs out to poo and not picking it up. The dogs are less than 35 pounds and the resident will start picking up after them and make sure they are on a leash. The Ice maker that was not working has been removed.

Director reports:

Recreation: Ann DaSilva read Linda Byrd's report. One of the three pool heaters are still not working but the other two are keeping the water at 84 degrees and the water exercise classes have still been able to meet. The clubhouse valences will not be dry cleaned due to the cost. It has been requested of Joe to have his staff vacuum them in the near future at a minimal cost. In regards to the rear stage wall, there has been a request from several residents who are retired contractors to complete the work for a cost of around \$600 for materials. The wall will be drywalled, including the windows and the drapes will come down. The wall will be painted white with a new TV mounted on the wall. This is approximately \$1000 less then the estimate from Ace Handyman. The board requested clarification of the \$1500 estimate for the tile and grout cleaning. It included only the restrooms and the porch. An estimate was obtained

from Castle Keepers for the main clubhouse floors (approx. \$2,200 sq. ft). The estimate included Diamond grind floor to its original state to remove existing coatings & scratches (\$6,500). Apply high gloss, non-skid, acrylic sealer to protect floor surface and provide 1 gal Neutral Floor Cleaner Concentrate (optional but recommended at \$75). The total Cost: \$6,975.

Lawns and Irrigation: Ann Mosier advise she had no calls this past month, therefore no report was necessary.

Alterations: Since the November 14th meeting there have been 20 alterations applications submitted and 20 approved. There were 4 applications for shrubs, planting flowers and/or removing plants, 2 for a/c replacement, 3 replacing of car garage doors, 2 for shutters replaced, 2 change the exterior lights and install camera, 4 replacing windows and or front doors, 2 coating the driveway, and 1 permission for dumpster in the driveway. Homeowners are reminded that any work done on the exterior or the home, needs approval from the Association before work is started. Contractors must be licensed and insured.

Paint: As of December 8th, we postponed the painting of the remaining houses on 97th Avenue North until January 15, 2024. This was to provide the residents an opportunity to decorate for Christmas. Workers went house to house asking who would prefer to wait until January. Less than 10 houses are left to be painted in January (at the 2023 price). There are three houses with outstanding issues which we are trying to resolve. The majority of residents seem very pleased with the work the Lowes workers have done this year.

Roofs: Scott Shankle reported there have been 20 tile roofs and 19 flat roofs completed in 2023. There are currently 5 roofs in the process of being replaced at a cost of \$75,000 and 5 flat roofs at a cost of \$25,000, and one flat roof coating completed for \$500. The total for the in-progress roofs is \$100,000. Completed Tile Roofs since 2012 is 164. Tile roofs remaining is 150. 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. For the latest roof reserve statement see treasurers report.

Tile Roof Summary October 31, 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
20	2023

Unfinished Business:

New Business: Motion to spend up to \$600 to drywall over the windows on the back stage wall by Deb Schnitzler and seconded by Scott Shankle. Passed 6-0.

Motion for Castle Keepers to Diamond grind the terrazzo floor, apply a high gloss non-skid acrylic sealer for an amount not to exceed \$6,900 was made by Deb Schnitzler and seconded by Nancy Buckles. It was passed 5-1 with Ken Krywanek dissenting.

Announcements: Next Business meeting will be Thursday January 4, at 6:30 p.m.

Adjourn: A motion to adjourn the meeting by Scott Shankle and seconded by Nancy Buckles. The meeting was adjourned at 9:38 a.m.

Respectfully submitted by,

Deborah Schnitzler, Secretary

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