

**Mainlands of Tamarac by the Gulf**  
**Unit 4 Board of Director's Business Meeting**  
**April 4, 2024 at 6:30 p.m.**

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

**Resident Attendance:** There were 24 residents present.

**Call to Order:** The meeting was called to order at 6:29 p.m. by Ann DaSilva.

**President's Report:** Ann DaSilva began by thanking everyone who visited, sent cards and prayers and positive thoughts to Lorraine Nardi who is still in hospital but making some progress and will probably be discharged to a step-down level of care shortly. There has not been much going on this past month. We recently had a resident with an issue caused by Spectrum digging up their yard and creating a mess while installing new cable. The resident was upset and called the Mainlands' office, requesting our employees to clean up Spectrum's mess. In this instance, the correct call would have been to Spectrum as it is not the job of our employees to clean up after other entities. Our staff is accommodating, but if they took on every job requested, they would not be able to do their assigned jobs. Thanks to all who treat our staff with the respect they deserve. Some of the directors will be heading out on vacations soon but others will cover for them. Please continue to call the office first with maintenance issues and the office will call a director if necessary. Some of our residents will be heading back up north and we wish them safe travels. If you see any unusual activity at their homes please call the police on the non-emergency number, unless you think it is an emergency. That number is in the Fourcaster every month. Even better put the number in your cell phone. As always, thanks to our many volunteers who make Mainlands a wonderful place to live and know you are appreciated.

**Treasurer's Report:** Ken Krywanek provided a balance sheet dated February 29, 2024. Total Cash accounts is \$182,558.11. Total Reserve Fund is 1,966,141.19. Total Funds are 2,148,699.30. Since we have meetings the first week of the month his reports will be a month behind.

**Secretary's Report:** Deb Schnitzler reported she conducted 2 interviews with John Waters since last meeting. In regards to the Mainlands leases, they are all current.

**Property Manager's Report:** Joe Polkowski reported there was one violation closed since last meeting for storing a kayak outside. There is one potential violation for doing an alteration on the outside of the home without submitting an alteration request. The resident still has a few days before the final letter goes out and the board will need to decide to begin the fining process. Joe advised two other associations in Mainlands have either, or are in the process of adopting rules regarding flags. They are restricting what type of flags can be displayed to

military, state, country, holiday, and sports teams. Joe was wondering if this is something the Unit four board wishes to pursue as it would require a board vote and a notice mailed to the homeowners of the potential change 14 days in advance.

**Director's Report:** Linda Byrd's report was read by Deb Schnitzler. She stated the Terrazzo Floors were completed in a timely manner by Castle Keepers and is now fully cured. The small storage room by the stage had not been included in the estimate, but the vendor did it at no additional cost. There was a report that it was difficult to hear on the porch during the Motown Event. Joe stated there are two speakers on the porch and they just may need adjustment at the sound board. If the speakers are not working, drop ceiling speakers are between \$30 and \$40 each plus labor which would be less than \$100. If the wiring is bad and needs to be replaced, labor would be approximately \$500. In regards to children under the age of 3 not being allowed in the pool. We have had this confirmed by 2 attorneys, according to the Fair Housing Act we cannot discriminate pool usage by age. This rule is no longer in effect and the Welcome document will be changed and reprinted this summer to reflect this. The writing of a rule requiring individuals to wear swim diapers if incontinent is of a sensitive nature and I have suggested to Ann that we have the attorney advise of the wording of such a rule word. Linda thanked the volunteers for their willingness to be involved. Karan Roberts has taken over the job of posting events on our marquee. Karan is looking into options for updating the current marquee, purchasing new letters as we don't have enough or options for a different type of sign. We will hear more about this in the future. A suggestion came from a homeowner who wishes to remain anonymous about putting solar panels on the clubhouse roof. The thinking is that although putting panels on our residence takes it out of the responsibility of the association which would not be an issue for the clubhouse which is common property. The resident will be advised to go ahead and when finished bring the information to the board. If you have ideas for the clubhouse and/or pool, we are always willing to hear them. We may not always have the time or opportunity to research your suggestion, but the board is always open to review the research that you have done.

**Lawns and Irrigation:** Ann Mosier reported she had received one complaint about the lawn being unevenly cut. The office had received 3 owner complaints. Ann sent pictures to Matt of the Lawn Service to inform him of the owner's complaints. Matt responded that he will discuss the issues with his workers to improve the problem areas. Ann contacted James of Tri-S regarding lawn treatment and to inquire when sodding may begin. James stated sodding may begin any time after April 1st. The mole cricket application will be working over a 4-month period, killing eggs and mole cricket molts as they are developing. The results will occur in the fall with less and less adult mole crickets that cause damage. He added, sodding is allowed because the product locks into the soil, with sodding only the top layer of the soil is removed. Ann will prepare a sodding list in a couple of weeks and submit to Ken for approval. When approved, Matt will be instructed to begin sodding starting with the very worst lawns.

**Alterations:** Deb Schnitzler reported since the March 7 meeting there have been 21 alterations applications submitted and 21 approved. There were 7 applications to resurface/paver/or repour and or widen, driveways, walkways, and add patios. There were 4 requests to plant

trees, remove stumps or plants and replace grass. There was 1 request for pod delivery, 1 roof repair (solar panels on roof), 4 painting side window, front door, and replacing garage doors, 1 installing charging station, 1 planter box removal, 2 patio and or gutter installation. 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 stated pressure washing of Unit 4 houses will beginning May 1<sup>st</sup>. She will request a two-page article in the May Fourcaster, which will include a colored map of all homes. The ones not being pressure washed will be crossed out. It should be noted that the new colored roofs will not be pressure washed. Nancy reminded us from April 11-28 she will be out of the country (in Africa). Ann DaSilva has volunteered to handle any paint concerns during that time.

**Roofs:** Scott Shankle reported there are currently 8 roofs in the process of being replaced at a cost of \$120,000. There are 3 flat roofs completed and 9 flat roofs in progress of being completed at a cost of \$45,000, with a total estimate of \$165,000. The Tile Roofs completed since 2012 is 167 and tile roofs remaining is 147. As of February 29, 2024, \$81,163.36 has been spent on roofs. Each month \$55,833.33 is received in roof reserves from maintenance payments. The roof reserve balance is \$874,298.17. Estimated roof cost is based on \$15,000 per tile roof and \$5,000 per flat roof.

Tile Roof Summary January 31, 2024

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
23	2023
0	2024

**Unfinished Business:** Bingo Equipment has not been removed. Deb Schnitzler was assigned to find a new home for it.

**New Business:** Deb Schnitzler brought up the need for guidelines for the installation of charging stations at homes for all Electric Vehicles (EV) and Plug-in Hybrid Electric Vehicles (PHEV). Ann DaSilva requested that Deb research and write some up. Tabled for now.

Ann DaSilva was going to make a motion in regards to incontinence swim wear but decided to get the opinion of our attorney on proper structure of the motion. Tabled until next meeting.

**Announcements:** Unit 4 breakfast will be this Saturday, April 13, 2024 at 8:00 a.m.  
Next Board of Directors meeting will be May 2, 2024 at 6:30 p.m.

**Questions and Answers:** Several people mentioned they did not like where the new bulletin board was hung. It was discussed on possibly moving it outside.

The pool gate is bent again. Request a camera be installed to see who is doing it.

Pool side tables are rusting, possibly replacing with polywood ones.

Question on how many flags are allowed. Per the rules one flag pole with two flags and up to 4 garden flags are allowed.

Ken suggested we do something with the vacant lots we have.

**Adjourn:** Nancy Buckles made a motion to end the meeting which was seconded by Ann Mosier. Meeting was adjourned at 7:49 p.m.

Respectfully submitted by,

Deborah Schnitzler, Secretary

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