

Mainlands of Tamarac by the Gulf
Unit 4 Board of Director's Business Meeting
September 5, 2024 at 6:30 p.m.

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

Resident Attendance: There were 33 residents present.

Call to Order: The meeting was called to order at 6:30 p.m. by Ann DaSilva.

President's Report: Ann DaSilva welcomed and thanked everyone attending the meeting. She apologized for the confusion regarding the budget meeting on August 22nd that needed to be cancelled due to most of the board being out of town. She forgot to let Karen know and the meeting was posted on the marquee. It was removed the next day and a robo call put out to make sure people knew. Ann is sorry if anyone showed up.

Everyone should have received the first mailing announcing the annual meeting on October 24, starting at 9:00 A.M. This date (the last Thursday in October) is mandated in our documents.

There will also be a regularly scheduled Board meeting on October 3rd, 2024 at 6:30 p.m.

Hopefully everyone has carefully read the first mailing and replaced the updated pages in your HOA document binder. This binder stays with the home when you sell and becomes the property of a new owner and it your responsibility to keep it current. There are also two (2) keys to access the clubhouse and pool which also should be given to new owners when the house is sold. If these items are not transferred to new owners, they must pay for replacements or ask the seller for funds to replace the items. The first mailing has an "Intent to run for the Board" included in the packet. In 2024 three (3) seats for the Board are up for election or reelection. Ann's seat needs to be filled as she will not be seeking reelection. Ann stated it has been an honor and privilege to serve on the Board and she regrets her inability to continue but other responsibilities are calling at this time. If more than three people present, Intents to run, an election will be held. If only three members of unit 4 seek election or reelection, there will not be an election as there are no choices to be made. Ann thanked all the Board members, our more than capable property manager, Joe and his wonderful staff, the unit 4 clubs and residents for making her term as Board president a great experience.

Treasurer's Report: Ken Krywanek provided a balance sheet dated July 31, 2024. Total cash accounts are \$162,392.79. Total Reserve Fund is \$2,024,128.73. Total Funds \$2,186,521.52. Since we now have meetings on the first of the month this report will be a month behind.

Secretary's Report: Deb Schnitzler reported there were 6 interviews since June 6, meeting. There are currently two leases that are expired at this time and Joe has been notified.

Property Manager's Report: Joe Polkowski reported Pinellas County has extended stage 1 water restrictions until the end of the year. Which will only permit once a week watering with the exception of newly sodded lawns. Tropical Storm Debbie damaged a few of the lake aerators. The company has been notified and they are investigating and repairing as fast as they can. Joe advised that Mainlands is not immune to flooding. If the lakes are full due to excessive

rain, the water will start backing up into the roads. He does pre-drain the lakes when excessive rain is expected but there is only so much water that can be drained out. Once the lakes get to a certain level they automatically begin to drain. Once the ditch we drain into fills, there is nowhere else for the water to go. The hole in the road on 100th terrace is not a sinkhole, just an old storm drain line that has to be replaced. A contractor has been contacted and he is waiting for a date to begin repairs. The road will be closed as they replace the line.

Director's Report:

Recreation: Linda Bryd was absent but provided a report which was read by Deb Schnitzler. She advised the past two months have been fairly quiet. Linda reported there were minor maintenance issues that were corrected as follows: Front clubhouse lights were out. A palm tree on the clubhouse grounds appears to be dying and will be removed if necessary. The automatic faucets in the Men's room were not working. The shuffleboard courts are concerned about bird and squirrel droppings so two plastic owls were installed on roof. The back gate was not latching again. It was repaired and has been self-closing for 2 months. One pool rail was snapped in the ground and the install company had to be contacted to repair. Other items Linda noted was a complaint about the condition of rust on our umbrella tables. These table cannot be repaired or repainted as it does not last. Cost to replace is \$600 each. Voting equipment will be dropped off on Oct 30 for the election and picked up on Nov. 6. The tile roof on the clubhouse was replaced in 2000 and the flat roof was replaced in 2016.

Lawns and Irrigation: Ann Mosier reported on 7-15-24, all lawns were reviewed to determine current status after a month of rain. Some of the lawns were significantly improved while others did not. New Sodding priorities were set and a Sodding List/map was created. This Sodding list was submitted to Matt our Lawn Service, Ken Krywanek and Joe Polkowski. Sodding work began on 7/29/24 and has been completed. The sprinklers will also be checked in line with the sodding. Funds have been allocated for the necessary work. Ann advised that James from TRI-S reported the application of Top Choice Mole Cricket has been working, killing eggs and mole cricket molts as they are developing. The results will occur in the fall with less adult mole crickets to cause damage. James of TRI-S, has recommended and the Board has agreed to implement the Top Choice Mole Cricket Application again in January of 2025, to complete the extermination of Mole crickets. Due to the rains in July, James of TRI-S has applied insecticide protection and micronutrients to the turf.

Alterations: Deb Schnitzler reported since the June 6 meeting there have been 39 alterations applications submitted and 35 approved. The 4 that were not approved were revamped and were later approved. There were 10 requests to install pavers, replace or widen driveways, walks and patios. There were 9 requests for putting in or removing plants or trees. There were 5 request to seal the foundation, add grading or install a French drain. There were 3 request to replace gutters, 3 request to remove planters, 3 request to paint or replace doors and shutters, 1 request for mold remediation and 1 request for replacement of cast iron sewer pipes. 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 the painting of the BROWN section houses will begin Monday, September 19th. Notification was posted in the September forecaster showing a colored map with the BROWN ones highlighted as being painted. Letters were mailed out notifying the BROWN homeowners but for some weird reason they were not delivered for 2 weeks and a few were even later than that. The selection forms are to be returned to Nancy by September 9th. At this time, she had only received about 23 of the 40 homes being painted.

Roofs: Scott Shankle reported there are currently 19 roofs in the process of being replaced at a cost of \$285,000. There are 9 flat roofs completed and 19 flat roofs in progress of being completed at a cost of \$95,000, with a total estimate of \$380,000. The Tile Roofs completed since 2012 is 174 and tile roofs remaining is 140. As 7-31-2024, \$341,427.38 has been spent on roofs. Each month \$55,833.33 is received in roof reserves for a total of \$384,588.00 so far this year from Maintenance Payments. The roof reserve balance is \$891,122.15. 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	
5	2024	

Unfinished Business: Nancy Buckles made a motion, seconded by Ken Krywanek to, “Replace the current pool sign to include the current rules and regulations and adding no smoking or vaping, at a cost not to exceed \$800.00.” A discussion ensued and the motion was passed unanimously 6-0.

Marquee update will be addressed at next meeting.

New Business: Ann DaSilva made a motion, seconded by Deb Schnitzler to approve the 2025 Fully Funded and Partially Funded Budgets. The motion was passed unanimously 6-0.

Ann DaSilva made a motion, seconded by Deb Schnitzler to wit, “If the homeowner removes the solar collectors and then has the roof inspected and repaired at the homeowner’ expense, using the current Unit Four roofing contractor, then the Association will again be responsible for repair, replacement, and maintenance of the tile and pitched/flat roof.” A discussion ensued and the motion was passed unanimously 6-0.

Announcements:

- Unit 4 Breakfast is September 14, 2025.
- Board of Directors Meeting October 4, 2024 at 6:30 p.m.
- Annual meeting Thursday October 24, at 9:00 a.m. then reconvened at 6:30 p.m.

Questions and Answers:

Questions were asked and answered during the various motions and director reports. In addition, there were questions about wind mitigation for insurance purposes and flag enforcement. Ken also reported on the status of the vacant lots. Apparently, the city is not sure how Mainlands is zoned. Joe Polkowski advise he is working on getting new speed limit signs to replace old ones.

Adjourn: Deb Schnitzler made a motion to adjourn the meeting and was seconded by Scott Shankle. Meeting adjourned at 7:41 p.m.

Respectfully submitted by,

Deborah Schnitzler, Secretary

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