

The Mainlands of Tamarac by the Gulf

Unit 4 Board of Directors Business Meeting

June 5, 2025, at 6:30 p.m.

Attendance: Deb Schnitzler, Megs Lashley, Ken Krywanek, Ann Mosier, Scott Shankle, Linda Byrd, Nancy Buckles, and Joe Polkowski.

Resident Attendance: There were 34 residents present and 7 board members.

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

President's Report: President Deb Schnitzler welcomed everyone to the Unit 4 Homeowners Board of Directors meeting and said she was happy to see everyone at the last Board of Directors meeting of the summer. She explained the Board will be conducting budget meetings in July and August, and the next Board meeting will be in September. She stated there wasn't much to report this month as things have been quiet. However, Joe is working on one thing, and it's good news. It was discovered that some of the Mainlands Units do have a 501(c)(7) exemption which allows them to continue with the 50/50 raffles. Unit 4 had this exemption, but we let it lapse 7 years ago and now Joe is working on getting it renewed and active again. When this has been done the Board will consider a motion allowing the raffles once again.

At the last meeting we approved the replacement of the Marquee by Thomas Sign company. Linda submitted the paperwork and the down payment was authorized. Deb said she happened to be at the clubhouse when Matt Thomas came by to confirm measurements of our current sign's base. She met with him and he advised the process would take about 5 weeks. On May 30 she received a production proof from Matt via email for the Board to approve, which it did. We should have a new Marquee in a few weeks. Deb placed a few copies of the Marquee proof on the tables so attendees could see what the sign will look like.

Deb also informed attending residents that she will be taking off on another adventure this month. She will be in Brazil from June 18th through 29th. Since she will be out of the country, she will not be answering her phone as she usually does and wasn't sure if she would be able to receive text or emails. She instructed anyone wishing to adjust the A/C in the clubhouse to please contact Lynda Bird. In her absence, alterations will be handled by Ken with the assistance of Pete Greenbaum. Deb also invited those around for the 4th of July to stop by and see her annual firework display of safe and sane fireworks on 97th Avenue, and to please bring their own chairs and drinks. The show which should start around 8:50 if dark enough. Deb thanked everyone for coming to the meeting and hoped they would enjoy the summer ahead.

Treasurer's Report: Ken provided an update on the ongoing situation of one residence delinquent paying HOA fees. (This is a second home, not a primary occupied residence.) It was negotiated that we will receive \$500 immediately, and the remaining balance of \$3,524.28 is due in full by July 5, 2025. If these terms are not met, a lien will be filed July 7,

2025. In addition, preliminary budget for 2026 will begin this month. Ken asked all directors to begin looking at any budget requests for next year. He is currently doing audits for the Social Club, Men's Club and Women's Club and will have them ready soon.

The reserve figures from the April 30, 2025 balance sheet are:

- Total Cash Account: \$155,138.51
- Total Reserve Fund: \$1,906,024.81
- Total Funds: \$2,061,163.32

Secretary's Report: Megs Lashley did not read the amended minutes of the last meeting as Scott made a motion to omit this step and accept the minutes as presented on paper. This motion was seconded by Megs. The motion was passed unanimously.

Property Manager's Report: Joe reported on several issues, including three updates on Hurricane Season & Preparedness. First, with hurricane season approaching he reminded attendees that homeowners are supposed to have an HO3 insurance policy which is a full homeowner's policy. The association does not carry insurance on individual homes in Unit 4. Secondly, Joe has been able to acquire all of the pumps needed to help assist in draining the lakes if we have any incoming hurricanes. And third, Joe reported maintenance is almost done installing the diverter flashing on the homes that have off ridge vents to help prevent wind driven rain from entering the vents. He said about 30 homes remain to be done, but should be finished by early next week.

On another note, Joe reported the off-and-on issues with the gates continue, but the manufacturer feels he is closing in on the issue. And finally, Joe said he is still working on reactivating the 501(c)(7) status for the social club so raffles can begin again. He said it is just a matter of time before it is resolved.

Recreation Report: Linda reported on several happenings in May in addition to regular maintenance. While there are no new projects to report, two previously approved projects are currently "in production." First, designs for the new clubhouse marquee have been approved and construction should begin within a month. New alphabetic letters to be used on the marquee messaging board is being discussed. Linda will check with Karen to ascertain whether any pre-determined phrases should be included, such as: 2nd Tuesday Women's Club, 4th Friday Trivia, 2nd Saturday Breakfast, etc. On another note, the Board previously approved the purchase of a new pool sign. Linda reported this project is still in the works primarily because she hasn't been satisfied with the pre-production proof and how similar it looked to the current sign. She has a few more corrections to make to the proof, and Joe has asked the company to provide another production proof with a bit of a different look. The pool sign will be ordered this month and should be ready in 4 weeks.

Lawns & Irrigation: Ann reported that all scheduled lawn treatment applications have been completed. Now that rainy season has finally arrived, she anticipates the treated grass should recover. In the meantime, she will be inspecting all lawns to determine which ones need further treatment or sod replacement. Residence with lawn resodding issues should contact the Mainlands office to make a request for review.

Alterations Report: Deb Schnitzler reported that since the May 1st meeting there have been 30 alterations applications submitted and 28 were approved. The alterations that were approved were as follows: 6 requests to replace A/C units; 4 requests to install pavers for driveways, patios, and golfcart pads; 1 request to install a fence around an A/C unit and trash containers; 2 requests to remove brick planters; 4 requests to replace garage doors and/or entry doors; 2 requests to do drain pipe repairs or remove blockage; 1 request to place a dumpster in driveway; 1 request to replace awnings and shutters; 1 request to install an EV charging station on garage; 1 request to remove or plant trees, shrubs, or flowers; 1 request to install a mail slot into a garage door, 1 request to replace gutters; and 1 request to replace windows. 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 Report: Nancy Buckles reported that this year's Pressure Washing schedule has been completed. All issues have been resolved. In addition, this year's painting of the YELLOW section is scheduled to begin mid-September.

Roof Report: Scott Shankle reported that all roof repairs and replacements from 2024 are now completed, and these are underway for 2025:

- 9 Tile roofs completed
- 6 Tile roofs in progress (est. \$108,000)
- 9 Flat roofs completed
- 6 Flat roofs in progress (est. \$30,000)
- \$138,000 est. cost to complete roofs in progress

In addition, Scott reported that 207 tile roofs have been completed since 2012, with 107 remaining to complete. (Total tile roofs = 314.) As of 4/30/2025, the total roof expenses and budget for the year 2025 include:

- \$281,964.20 spent on roofs
- \$217,206.68 received from monthly payments
- \$786,560.30 roof reserve balance

Unfinished Business: None

New Business:

- A motion was made by Deb and seconded by Megs to vote on whether to accept the proposed donation of a stereo system for the clubhouse by a resident. After discussing other options, the vote to turn down the stereo was unanimous.

Announcements:

- Unit Four Summer Dance will be held June 21 at 7 pm. Cost \$15. All are invited.
- The Board of Directors' Planning and Budget Workshop Meeting will be held Tuesday, July 15, 9:30 a.m.

- The Homeowners' Budget Question and Answer Meeting will be held Thursday August 21, 6:30
- The Next Board of Directors meeting is Thursday September 4, 2025 at 6:30 p.m.

Questions and Answers: A question was raised about the pool temperature setting in winter and summer. After a discussion it was decided to raise this issue in a future meeting. Another question was raised about adding an additional roof color since the light brown is being discontinued. Joe will see which color was selected the 4th most popular by residents during a previous vote. This will be added to the next Board meeting agenda.

Adjourn: Deb made a motion to adjourn the meeting. It was seconded by Scott. The meeting adjourned at 7:08 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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