

The Mainlands of Tamarac by the Gulf

Unit 4 Board of Directors Business Meeting

September 4, 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 33 residents present and 7 board members.

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

President's Report: President Deb Schnitzler welcomed everyone back to the monthly Board of Directors meetings and thanked them for coming, saying it was good to see everyone again. She relayed that during the summer the Board held a budget planning meeting in July and a budget question and answer meeting in August in anticipation of the upcoming year. She said she hopes to approve the budget that Ken has been working on. She reiterated the news discussed at the meetings and in the recent *Fourcaster* that the monthly HOA maintenance fee will be going up a bit in the coming year.

In other news, packets were mailed out to residents announcing the upcoming annual meeting in October. In these packets was a form, "Intent to run for the Board." This year, four directors -- Linda Byrd, Ann Mosier, Ken Krywanek and Deb Schnitzler -- have reached the end of their terms. Deb said she has already submitted my "intent to run" form and hopes the other members will be submitting their forms by September 13. She encouraged any residents wishing to run to please fill out and submit their form. If there are more than four candidates, there will be an election held in October.

Regarding the raffle situation, Deb said we have still not obtained the 501(c)(7) exemption which would allow us to have the 50/50 drawings again. She said Joe will explain this further, but we need to get an attorney to get involved as it is more complicated than originally thought. An attorney will charge Unit 4 \$4,000, but if the other units go in with us and get theirs too, it will lower the cost to \$3000 each unit.

In weather news, on August 28th at about 1:30 in the afternoon a not-fully-formed tornado came thru Units 3, 4, and 6, causing damage to a few of the roofs and awnings. Deb said she received a few phone calls, a couple of the other directors got calls, and the office was swamped with calls. She told residents that if they have damage to their homes by storms or other natural disasters, they need to call their insurance company. If the damage is minor or for those with a high deductible, it may be better to just go ahead and call a company to repair the damage. The Homeowners maintenance department is not responsible to fix damages from storms. This is why each resident is required to carry homeowners' insurance.

Lastly, Deb took the time to thank the Board of Directors for volunteering their time and energy while serving on the Board. She said, "It has been my pleasure to work with all of

you, and I hope to continue to do so.” She also gave a big shout out to the men’s club for purchasing new letters for our marquee, saying it was very much appreciated.

Treasurer’s Report: Ken provided an update on Unit 4 financials, saying everything is going along fine. A CD will be maturing in October, and the earned interest will be going into the reserve funds. He also encouraged residents to check their October voting package and requested their support for an action which will allow the funds in the interest account to be distributed to reserve accounts such as roofs and paint where they are needed. The reserve figures from the July 31, 2025 balance sheet are:

- Total Cash Account: \$140,442.25
- Total Reserve Fund: \$1,829,863.47
- Total Funds: \$1,970,305.72

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 that updating all the flashing ridge vents has now been completed. He is looking into getting more quotes for the \$4K price of attorney’s fees to obtain our 501-C license. And the exit gate is still a continuing issue. He is looking to get more quotes on this issue as well.

Recreation Report: Linda Byrd reported that pool usage was up over the summer, and encouraged all residents to take an opportunity to come up and see what a wonderful area we have. She asked that everyone please remember the basic rules of the pool. 1) Taking a shower prior to entering the pool is a town ordinance. 2) Adult Swim is from 1 to 3. Please don't come up with your children during that time and ask someone in the pool, even if there's only one person, if it is okay for your grandchildren, nieces and nephews, etc. to go in. The answer is "no" they may not go in between 1:00 to 3:00 except on certain select holidays that are listed in your documents. 3) Please be certain that you are aware of all of the rules that are listed in your documents as well as those that are listed on the pool sign.

Linda also discussed the new pool sign previously approved by the board. It should be up within 4 weeks. As for the new marquee signage, it now sports new condensed letters. Karan Roberts maintains that sign, which is a big job, and we want to thank her.

The two new, not inexpensive umbrella tables at poolside were being blown over during storm and sustained some minor damage. They are now chained and zip tied to the fence and this measure thus far seems to be working. Obviously now those two tables cannot be moved. The other pool furniture may be moved but we ask that you return it to approximately the same area when you are done.

In other news, Linda said the replacement of several palm trees is still in progress, having been delayed by equipment issues. Also, due to the high cost of electricity to heat and cool the clubhouse, the temperature can only be raised and lowered by a handful of people. We can do this via an app on our phones. If you are here and the temperature is not appropriate

you can always call/text me, Deb, or Ken. She also noted several maintenance issues that needed to be addressed at the clubhouse, including a storage room lock and a refrigerator that stopped making ice. She thanked the wonderful maintenance staff and Joe and his crew who stay on top of things like this.

Lawns & Irrigation: Ann reported that the contract for sage weed treatment has been signed with Tri-S. Treatment will be performed at the onset of cool weather. In addition, Matt Lawn Service provided a sodding estimate based on Ken's and Anne's lawn inspections. It was approved and we are now waiting to hear when sodding will begin.

Alterations Report: Deb reported that since the June 5th meeting there have been 35 alterations applications submitted and 35 were approved. The alterations that were approved were as follows: 2 requests to replace an A/C unit, 5 requests to install pavers for driveway or seal pavers, 2 requests to install a fence patio or side pavers, 7 requests to replace garage door and/or entry doors, 2 requests to replace windows, 5 requests to paint house, doors and/or shutters, 3 requests to plant or remove plants, 2 requests to repair a porch roof or rescreen a porch, 2 requests to seal foundation or install French drain, 2 requests for a dumpster in driveway, 1 request to replace gutters. 1 request to install hurricane shutters, and 1 request to install a water spigot. 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 September 15th is the date scheduled to pressure wash and paint the Yellow Section on the painting map. The project will begin with 3673 100th Place North. She said she's had a good response from residents, with only 14 not returning the Paint Instruction Forms. She hopes painting will be completed by mid-October.

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

- 16 Tile Roofs completed
- 4 Tile Roofs in progress (est. cost \$72,000)
- 16 Flat Roofs completed.
- 5 Flat Roofs in progress (est. cost \$25,000)
- Estimated Cost to complete roofs in progress: \$97,000
- 214 Tile Roofs completed since 2012
- 100 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending July, 31, 2025

- \$514,340.23 Spent on roofs in 2025
- \$371,119.19 Received from monthly payments 2025
- \$708,096.78 Roof Reserve budget balance 2025

Unfinished Business: Pool sign will be replaced in approximately 4 weeks.

New Business:

- 2026 Budgets – Motion to Approve the 2025 Fully Funded and Partially Funded Budgets. Motion was made by Ken and seconded by Linda. A vote by the Board approved it unanimously.
- Motion to replace 5 faded stop signs and 2 no parking zone signs in the amount not to exceed \$300.00. The motion was made by Deb and seconded by Ann. The motion passed unanimously.

Announcements:

- Unit 4 Breakfast is September 13, 2025
- Next Board of Director's meeting is Oct 2, 2025 at 6:30 p.m.
- Annual Meeting is October 23, 2025 at 9:00 a.m. then recess until 6:30 p.m.
- Voting Oct 23, 2025 from 9:00 a.m. until 11:00 a.m.
- Women's Club starts back on Sept 9, 2025!

Questions and Answers: None

Adjourn: Ann made a motion to adjourn the meeting. It was seconded by Megs. The meeting adjourned at 7:03 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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