

## **The Mainlands of Tamarac by the Gulf**

### Unit 4 Board of Directors Business Meeting

November 6, 2025, at 9:30 a.m.

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

**Resident Attendance:** There were 27 residents present and 7 board members. Joe Polkowski was not in attendance due to a conflicting meeting at Unit 2.

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

**President's Report:** President Deb Schnitzler wished everyone a good evening, saying it was always good to see everyone. She informed residents that, in case they didn't know, after the annual meeting last month it was decided the directors would remain in their positions for at least another year. She said she was personally pleased with the voter turnout, saying, "It is nice to know over two thirds of Unit 4 residents submitted a vote, more than any other unit. It shows our residents care about our community and we all should be proud."

She reported that with the holiday season here, lots of events were coming up and she expressed her hope that everyone would attend. She explained that events need volunteers to help with planning, implementing, and clean-up, and encouraged attendees to consider helping out occasionally so these fun activities can continue.

Deb noted that one Unit 4 resident, Vicky Ritter, turned 100 years old. To celebrate, volunteers arranged birthday signs in front of her house and had the Pinellas Park Mayor stop by. She reported Ms. Ritter was certainly surprised and thanked everyone who signed her card. On another note, Deb announced the search for a new Library Volunteer to put books away and to keep track of donations by Men's Club, Women's Club and residents used to purchase new books on occasion. She asked attendees to let her know if they or someone they know might be interested.

Deb finished with announcements. One was that a Master meeting will occur tomorrow morning and everyone was welcome to attend. The meeting will be held in Unit 4 Clubhouse at 9:30 a.m. She stated both she and Ken will be attending and will report on what transpires. She also mentioned that Saturday Unit 4 will host a pancake breakfast and the blood mobile will be in the parking to make it easy to donate right afterward. Finally, Deb announced the next Board of Directors meeting will held in the morning on December 4 at 9:30 a.m. due to a conflicting event; Shop with a Cop will take place in the clubhouse that evening. She finished by wishing everyone a nice Thanksgiving and hoping everyone had plans to spend with family and/or friends.

**Treasurer's Report:** Ken provided an update on Unit 4 financials based on the September 30, 2025 Balance Sheet. He reported that everything was fine. The reserve figures from the September 30, 2025 balance sheet are:

- Total Cash Account: \$127,420.70
- Total Reserve Fund: \$1,848,204.06
- Total Funds: \$1,975,624.76

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

**Property Manager's Report:** None.

**Recreation Report:** Linda Byrd reported on normal monthly upkeep and maintenance, including the purchase of a large recycle bin for outside to avoid the multiple small ones that can be unsightly. She also noted that the new "pool rules" sign is ordered and should be up in about two weeks. (Side note, Unit 3 sent a thank you note for allowing them to use our pool when theirs was in repair.) Linda also made reference to the motion being voted on today to remove outdated and unused items in the clubhouse, and thanked Sue and Becky for their continued efforts to improve the clubhouse.

**Lawns & Irrigation:** Ann reported that after inspecting lawns with Ken to determine which needed partial or complete resodding, 14 were selected. Per Matthew Lawn Service 10 have been completed and the 4 remaining lawns are scheduled to be completed next week. She also noted that seasonal mowing is now in effect, with lawns being cut every other week. Regarding sprinklers, Ann reminded residents that lawns may have a lot of brown areas and that some are from lack of water. She asked everyone to please check to ensure their lawn sprinklers aren't covered or run over by vehicles or lawn mowers. She asked that residents call the Mainlands office if they believe their sprinklers may be damaged.

Lawn treatments from Tri-S this month include sedge control, mole cricket reapplication using bi fin XTS and metachlopic to control adult mole crickets, and use of granular dylox in any heavily damaged areas. Regular weed control efforts continue, along with new applications targeting dollar weed and a climbing dayflower known as *commelina diffuse*.

**Alterations Report:** Deb reported that since the October meeting there have been 23 alterations applications submitted and 22 were approved. The alteration that was not approved was for a golfcart pad on the right side of the driveway. It was not approved because they already had a golfcart pad on the left of the driveway. The alterations that were approved were as follows: 6 requests to plant or remove plants and/or trees. 4 requests to widen or install paver driveways, walks, patios or porches, 3 requests to paint door and/or shutters, 3 requests to install impact windows or hurricane panels, 2 requests to install driveway gutter ramps, 1 request to install a porch roof, 1 request to seal the foundation. 1 request to replace gutters on house, and 1 request to reseal a paver driveway and porch. Deb reminded homeowners that any work done on the exterior of the home requires approval from the Association before work is started and that contractors must be licensed and insured.

**Paint Report:** Nancy reported that painting of the Yellow Section on the painting map has finished, and that on November 7 workers will be returning to finish any remaining issues that have been reported thru work orders.

**Roof Report:** Scott Shankle reported that proactive (non-leaking) roof replacements will be discontinued through the end of the year 2025. The roof repairs and replacements for 2025 currently completed are as follows:

- 20 Tile Roofs completed
- 0 Tile Roofs in progress
- 21 Flat Roofs completed.
- 1 Flat Roof in progress (est \$5000)
- 218 Tile Roofs completed since 2012
- 96 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending September 30, 2025

- \$625,603.89 Spent on roofs in 2025
- \$473,727.53 Received from monthly payments 2025
- \$699,441.46 Roof Reserve budget balance 2025

**Unfinished Business:**

Deb made a motion, seconded by Megs to allow, for a maximum of once per calendar month, oversized vehicles to park on the street for 4 days only between the hours of 9:00 a.m. and 9:00 p.m. After much discussion among board members and residents, the motion was voted on by the Board. The motion did not pass, with a majority of Board members voting no.

**New Business:**

Linda made a motion, seconded by Ann, to donate or dispose of the old curtains, outdated electronics, mike stands, and other miscellaneous items that are no longer being used. The motion passed by unanimous Board vote.

Ken made a motion, seconded by Deb, to distribute \$125,000 from reserve interest account 3080-000 to reserve accounts listed as: paint account 3020-000 \$60,000, roof account 3023-000 \$40,000, house repair/wood account 3031-000 \$10,000, sewer 3040-000 \$3,000, water account 3041-000 \$3,000, irrigation/sprinklers account 3046 \$5,000 and storm drains account 3052-000 \$4,000 as approved by majority vote of residents of Unit 4. The Board vote was unanimous and the motion passed.

**Announcements:**

- Next Board of Director's meeting is Dec 4, 2025 at 9:30 a.m.
- Unit 4 Breakfast is Nov 8, 2025 from 8-10 a.m.

- Master Board of Directors Meeting is November 7, 2025 at 9:30 a.m. in Unit 4 Clubhouse
- Shop with a Cop will be held in the Clubhouse on Thursday evening, Dec 4.

**Questions and Answers:** The Board answered a few questions regarding entry gates and upcoming Unit 4 events.

**Adjourn:** Deb made a motion to adjourn the meeting. It was seconded by Scott. The meeting adjourned at 7:05 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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