

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

Unit 4 Board Annual Meeting

October 23, 2025, at 6:30 p.m.

**Attendance at 9 am:** Deb Schnitzler, Megs Lashley, Ken Krywanek, Ann Mosier, Nancy Buckles, and Joe Polkowski. Linda Byrd and Scott Shankle were absent.

**Resident Attendance:** There were 10 residents present.

**Call to Order:** The meeting was called to order at 9:00 am by Deb Schnitzler and recessed at 9:04 by Megs Lashley, seconded by Nancy Buckles with the intent to reconvene at 6:30 p.m. this same day after the finalization of resident voting from 9 a.m. to 11 a.m.

**Quorum:** The Secretary declared a Quorum was certified with 227 residents voting. Proof of mailing was furnished by Joe Polkowski.

**Attendance at 6:30 pm:** Deb Schnitzler, Megs Lashley, Ken Krywanek, Ann Mosier, Nancy Buckles, Linda Byrd, Scott Shankle, and Joe Polkowski.

**Resident Attendance:** There were 49 residents present.

**Dispensation of Minutes:** Scott Shankle requested to dispense with the reading of the 2023 Annual Meeting minutes. Nancy Buckles seconded. The motion passed unanimously.

**President's Report:** President Deb Schnitzler thanked all the board members and volunteers that have assisted her during her tenure as President of the Board. She acknowledged many in the audience who had also served and expressed her willingness to continue in the role for another year.

Packets were mailed out to residents announcing the upcoming annual meeting in October. In these packets was a form residents could fill out to announce their, "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. No residents submitted applications of intent, and all four existing board members expressed their willingness to continue be considered for another year of service.

**Treasurer's Report:** Ken recapped his report from the last business meeting. (See Oct 2, 2024 business meeting minutes.)

**Secretary's Report:** Megs Lashley read the results of the October resident voting conducted from 9 a.m. to 11 a.m. The votes were counted by Sue Sukup, Becky Prince, and Jayne Fafard. The results were as follows:

Item One: Rollover excess membership income over membership expenses, if any, for the fiscal year ending 12/31/2025, to offset the subsequent tax year membership assessments as provided by IRS Revenue Ruling 70-604. Passed, 227-0.

Item Two: Waiving of the reserves required by Section 718.112(2)(f), Florida Statutes, to be waived for the fiscal calendar year and to be reduced to a level presented by the Board of Directors. Passed, 221-6.

Item Three: Reserve transfer of \$125,000 from the reserve interest account into the reserve accounts earmarked for painting, roofs, house repair, etc. Passed 225-2.

**Directors' Reports:** The directors, Linda Byrd, Ann Mosier, Scott Shankle, and Nancy Buckles recapped their progress with repair and maintenance issues that had transpired over the past year and their plans moving forward. Nancy announced house painting had been successfully completed for the year.

**Questions & Answers:** Two questions regarding house painting and HOA fees were answered to the satisfaction of residents attending.

**Next Meeting:** The next Board of Directors meeting will be held November 6 at 6:30 p.m.

**Adjournment:** Megs Lashley made a motion to adjourn the meeting. It was seconded by Ann Mosier. The meeting adjourned at 6:40 p.m.

**Board Organizational Meeting:** A Board Organizational Meeting followed the membership meeting. During this meeting Deb Schnitzler was voted in as President, Linda Byrd as Vice President, Ann Mosier as Lawns & Irrigation, and Ken Krywanek as Treasurer, resuming the positions they held in 2025. All positions were confirmed by unanimous vote of the Board. *(Pursuant to Florida law, an election of the Directors of the Association is not required since the number of candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the meeting.)*

Adjournment of the organizational meeting occurred at 7:04 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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