

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

Unit 4 Board of Directors Business Meeting

January 6, 2026, at 9:30 a.m.

**Attendance:** Deb Schnitzler, Ken Krywanek, Ann Mosier, Linda Byrd, and Megs Lashley. Nancy Buckles and Scott Shankle were not in attendance.

**Resident Attendance:** There were 14 residents present and 5 board members.

**Call to Order:** The meeting was called to order at 9:30 by Deb Schnitzler.

**President's Report:** President Deb Schnitzler wished everyone Happy New Year and hoped everyone had a wonderful holiday season. She stated there was not much to report this month as everyone was busy with the holidays. She did receive several suggestions and therefore added them to agenda to discuss today. The items to be discussed are: 1) installing driveway curb ramps at the entrance to our clubhouse, 2) purchasing Govee permanent-colored outdoor lights for the clubhouse, and 3) looking into cleaning and sealing the pavers around the pool area. She mentioned she had a couple of print outs regarding the curb ramp and outdoor lights and invited residents to take a look at them after the meeting.

She also mentioned the light that was out by the pool is now fixed and working. The gates at 40th Street exit have been working all month and the new lights on them look good, thanks to Joe's efforts. Deb also reminded everyone that our maintenance fees did increase as of January 1st to \$485.00, just in case they'd forgotten. She also reminded attendees about the Unit 4 breakfast this coming Saturday and that the Blood Mobile will be there. She said, "If you can donate blood please do. I'll be giving up a pint of mine right after I'm done helping with breakfast."

**Treasurer's Report:** Ken mentioned the upcoming annual Maintenance Staff Appreciation Luncheon will take place Jan 15. He also provided an update on Unit 4 financials based on the November 30, 2025 Balance Sheet. He reported that everything was in order. He also thanked Nancy Buckles for discovering a \$20,000 painting invoice that was double billed, saving that money for our reserves. The reserve figures from the November 30, 2025 balance sheet are:

- Total Cash Account: \$99,258.51
- Total Reserve Fund: \$1,930,684.15
- Total Funds: \$2,029,942.66

**Secretary's Report:** Megs 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:** Joe reported that the entry gates are working and back to normal. He also informed attendees of a potable water leak at the corner of 98th Terrace and Mainlands Blvd. He said, "It is looking like we are going to have to excavate the area to

make the repair and shut off the water to Unit 4, but I'll let everyone know prior to doing this. " If the leak is from the main trunk line, the cost of the repair will be split between the units. If the leak is off the unit 4 waterline, then unit 4 will have to shoulder the entire cost. Joe ended by reporting that the attorneys are back from the holiday and have started the 501c7 paperwork for the social club. Reinstatement would allow us to resume 50/50 events to raise money for projects and charities. He also mentioned renovations will begin on the Mainlands' Office, with costs coming from the Maintenance Budget.

**Recreation Report:** Linda reported that one of the pool pumps quit working. She requested repair but has not yet received a bill. She believes it will be approximately \$1,100. In addition, one of the pool heaters is not working properly, but it is under warranty and repairs should be covered by it. Thirdly, Linda noted that a ceiling fan above the stage was beyond repair during a private party. It will be replaced, with costs covered by the user's deposit.

**Lawns & Irrigation:** Ann reported that she has noticed brown areas on lawns attributed to lack of rain and some sprinkler head issues. She notified Joe and he is working on sprinkler repairs. She encouraged residents to check their lawns for sprinkler issues and notify maintenance of any issues. More proactive measures will resume in March.

**Alterations Report:** Deb reported that since the December meeting there have been 10 alterations applications submitted and all 10 were approved. The alterations that were approved were as follows: 2 requests to install a storm or front door, 1 request to install a porch roof, 1 request to seal the foundation, 1 request to replace the address numbers on a house, 1 request to install an electrical box, 1 request to replace the large garage door, 1 request to replace an A/C unit, and 1 request 1 request to install clips for Christmas lights.

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:** Deb read Nancy's report which stated there was nothing new to report in the paint department, as all scheduled work for 2025 has been completed.

**Roof Report:** Deb read Scott Shankle's report that stated 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.
- 2 Flat Roofs in progress (est \$10,000)
- 218 Tile Roofs completed since 2012
- 96 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending November 30, 2025

- \$626,656.87 spent on roofs.
- \$616,335.87 received from monthly payments.
- \$840,996.82 roof reserve budget balance.

**Unfinished Business:** None

**New Business:**

- A motion was made by Deb to install 32' of driveway curb ramp at the main entrance to the clubhouse parking lot off of Mainlands Blvd in the amount not to exceed \$500.00 dollars. Ann seconded it. This motion was passed unanimously. Resident John Thomas offered to donate two 4' sections he had on hand. This reduces the amount of material needed to 24', and reduces estimated costs of curb ramp down to \$342.38.
- Deb made a motion to purchase and install Govee permanent-colored outdoor lights Pro, 200ft around the south, front, and 10ft of the north side of the clubhouse not to exceed \$650 dollars. Ken seconded it. After discussion and an offer by the Men's Club to fund or partially fund this project, it was tabled until next month.
- Linda made a motion to clean and seal the clubhouse pavers in the pool area not to exceed \$1000.00 dollars. Megs seconded it. (It has been 5 years since they've been serviced.) However, since no estimates have yet been procured, this motion was tabled until next month.

**Announcements:**

- Unit 4 Breakfast is Saturday, January 10, 2026 from 8-10 a.m. The Bloodmobile will be in the parking lot during that time for blood donations.
- Next Board of Director's meeting is Thursday, Feb 5 at 6:30 p.m.
- Next Master Director meeting will be held January 21 at 9:30 a.m. in Unit 5 clubhouse.

**Questions and Answers:** One resident brought up the issue of there no longer being a landline in the Clubhouse, and his concern about liability should someone need to make an emergency call. After some discussion, the possibility of a TracFone was mentioned but nothing was decided at this time.

**Adjourn:** Megs made a motion to adjourn the meeting. It was seconded by Ann. The meeting adjourned at 10:02 a.m.

Respectfully submitted by

Megs Lashley, Secretary

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