

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

### **Unit 4 Board of Directors Meeting**

February 5, 2026, at 6:30 p.m.

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

**Resident Attendance:** There were 32 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 greeted attendees, then reported on the January 21 Master Meeting held at Unit 5, which she and Ken attended. During the meeting, one resident brought up that someone was taking Unit 3's breakfast signs. Unit 4 has also had a couple of signs go missing. Deb asked attendees to report if they witness anyone taking signs, or if they have any idea who might be doing it. The signs cost money to replace.

On another note, Joe reported the Maintenance Office is undergoing renovations for the next month or two. They will also replace Elaine soon. In addition, the exit gates are up and working now and the gate arms were replaced with lighted ones. She also reported the new speed signs have been installed in units 1-5 and they seem to be slowing down some of the traffic. The office will maintain a Social Club Service Providers Registry so each unit can see which companies other units are using for maintenance and repairs. The Board elected the Directors for the Master Board with all the officers being reelected for another year.

In news specific to Unit 4, Deb offered a special "Thank You!" to the Men's Club for purchasing and installing the curb ramps at the entrance to the Clubhouse. The "Govee" brand lights for the clubhouse we were looking at to purchase had increased in price from \$599.99 to \$759.99 so it was decided to hold off on purchasing those for now until we can get a better price. In addition, the water main leak at the corner of Mainlands Blvd. and 98<sup>th</sup> Terrace was fixed at a cost close to \$5000 dollars, which was split between Units 1-5.

"We are making progress on the 501(C)(7) exemption," Deb also reported. To that end, Paula and Joe have signed the Articles of Incorporation for Unit 4 Social Club last week, one of the initial steps to starting moving the process along.

Finally, Deb informed attendees that the next Unit 4 breakfast will be held on Valentines Day, and encouraged them to "bring someone special to have breakfast with." On the menu will be French Toast, bacon, potatoes, fruit cup and drinks. The next Home Owners Meeting will be March 5, at 6:30 p.m.

**Treasurer's Report:** Ken provided an update on Unit 4 financials based on the December 31, 2025 Balance Sheet. He reported that everything was in order. The reserve figures from the December 31, 2025 balance sheet are:

- Total Cash Account: \$109,352.30

- Total Reserve Fund: \$1,893,552.71
- Total Funds: \$2,002,905.01

**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:** Joe reported that the paperwork required by the State for the 501c7 required by the Social Club for 50/50 fundraising has been completed. The attorney working on the case has moved on to the IRS portion, but they weren't able to provide a time frame for IRS approval. He also notified attendees that for the next three months, Spectrum will be making repairs to their service nodes in the Mainlands. Disruptions should be minimal and should alleviate service outages and drop-offs some residents are experiencing.

Joe also warned residents living on the lakes that the low temperatures we're experiencing make for a good chance that we will have a fish kill. He and his team will be monitoring the lakes and removing any dead fish as needed. Two pieces of good news from Joe are that the entry gates seem to be up and running without issues, and the new speed signs seem to be helping a little bit.

**Recreation Report:** Linda reported that the pool heaters have been fixed under the warranty but are not currently being used because of the cold weather. If temperatures get up into the 70s next week, she anticipates being able to turn the pool heaters back on. She noted that a water leak in the women's restroom resulted in two of the toilets needing to have their inner mechanisms replaced but the toilets themselves were ok. That was approximately a \$1,400 repair.

Regarding the sanding and resealing of pool-area pavers, Linda got several quotes. (The company that previously did it, that a resident asked about last month, did not respond to Joe's request for a quote.) The quotes so far are:

- Sky Pavers (The only company which Joe has previously used) Pressure wash, sand, seal pavers = \$4,300
- Tampa Bay Paving Option 1 No Sand = \$3,750 Option 2 Sand Included =\$4,700
- Tampa Bay Pavers--power wash, sand and seal \$3,463 plus \$500 repair by gate.

Linda noted that for a job like this, to make an appropriate motion the name of the company needs to be included in the motion. She recommended Sky Pavers because of the experience we have with them. But she said she knew of at least one board member and one resident who recommended one of the other companies to Joe.

**Lawns & Irrigation:** Ann reported that she continues to note 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 19 alterations applications submitted and all 19 were approved. The alterations that were approved were as follows:

3 requests to plant or remove plants, 3 requests to replace gutters, 3 requests to have a pod or dumpster in driveway, 2 requests to put in paver patios or driveways, 2 requests to install storm doors or replace locks, 1 request to paint porch area, 1 request to dig to inspect water intrusion, 1 request to add a hose bid to the side of a house, 1 request to re-pipe the house, 1 request to paint a driveway, and 1 request to replace A/C unit.

Homeowners were 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 reported no new activity for the year has begun, and therefore nothing new to report in the paint department.

**Roof Report:** Scott reported the roof repairs and replacements so far for 2026 are as follows:

- 0 Tile Roofs completed
- 3 Tile Roofs in progress (est \$45,000)
- 0 Flat Roofs completed.
- 5 Flat Roofs in progress (est \$25,000)

Total Roofs to Date Est: \$70,000

- 218 Tile Roofs completed since 2012
- 96 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending 12/31/2025

- \$646,400.09 spent on roofs.
- \$674,325.04 received from monthly payments.
- \$879,242.77 reserve budget balance.

(PLEASE NOTE: Proactive Roof Replacement Has Begun Again. There Is one 2000 Roof to do and then work will begin on 2001 roofs. Work will start with homes with the oldest flat roofs.)

**Unfinished Business:**

- A motion was made by Linda to hire Sky Pavers to clean, seal, and repair the clubhouse pavers in the pool area, not to exceed \$4,300. Scott seconded the motion. It passed unanimously.

**New Business:**

- A motion was made by Deb to replace a section of the single-car driveway at 9873 36<sup>th</sup> Way North by Da Costa Construction not to exceed \$1,600. Ken seconded the motion. It passed unanimously.
- A motion was made by Deb to accept the Palm Beach Blend tile color as one of our three choices for roof replacement. Megs seconded the motion. It passed unanimously.

**Announcements:**

- Unit 4 Breakfast is Saturday, February 14, 2026 from 8-10 a.m. Followed in the evening by a Mardi Gras party.
- Next Board of Director's meeting is Thursday, March 5 at 6:30 p.m.

**Questions and Answers:**

**Adjourn:** Nancy made a motion to adjourn the meeting. It was seconded by Ann. The meeting adjourned at 7:10 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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