

The Mainlands of Tamarac by the Gulf

Unit 4 Board of Directors Meeting

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

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

Resident Attendance: There were 22 residents present and 5 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 and thanked them for coming. Then she reported on the shutdown of the pool a few weeks ago due to a water leak. She said the pool people who did the repairs recently came out and checked their work and claimed the leak had nothing to do with what they repaired. Therefore, Joe contacted a leak detection company and made an appointment for February 25. Unfortunately, they sent a residential pool leak specialist and not a commercial leak specialist, so it was rescheduled for March 4. During the first few days the pool level had dropped about a foot. Joe filled the pool back up on February 20 to see how long it would take to refill it for when the leak repair company came out. The water level did not drop over the weekend, so we opened up the pool again February 23. The leak company was out on Wednesday and tested the main pool, plumbing, lights and drains and found no leaks. They have isolated the problem to the tank inside the pool pit. They didn't find the exact spot because the filter grids are going to have to be removed from the tank to inspect it. As of now, the pool level is barely dropping, so we can keep it open without using the filler. The next step will be to have the pool company remove the grids so the locator can check the entire tank. Deb invited anyone who would like to see the pool report to inspect a copy she brought to the meeting.

On another note, Deb spoke about a second issue that arose during the storm front that moved through the community mid-February. She said, "the wind was blowing so hard it ripped the rope and the flag from our clubhouse flagpole." To re-rope the flagpole would require a bucket truck at a cost of \$350 or more. The other option was just replacing the whole flagpole for \$250 or less this is what Deb and Linda Byrd decided to do. The old flagpole has been removed and the new one is now in place.

In regard to the 501(C)(7) exemption, Deb reported that all the necessary paperwork has been completed and submitted to the IRS and now we are waiting for them to approve the exemption which could take anywhere from one month to several months. Residents will be informed when new information becomes available.

Finally, Deb announced the next Unit 4 breakfast will be March 14. Pancakes, scrambled eggs, sausage, potato patty, and drinks will be available. She also said the next homeowners meeting will be April 2, at 6:30.

Treasurer's Report: Ken provided an update on Unit 4 financials based on the January 31, 2026 Balance Sheet. He also reported on several unexpected expenses including up to \$5000 per month for water and sewer charges caused by the pool leak, and an \$8,100 shared expense for a damaged storm drain in Unit 3. Five CDs matured as well which added \$30,000 to Unit 4 reserve funds. The reserve figures from the January 31, 2026 balance sheet are:

- Total Cash Account: \$95,259.17
- Total Reserve Fund: \$1,952,417.31
- Total Funds: \$2,047,676.48

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 Scott. The motion was passed unanimously.

Property Manager's Report: Joe reported on a storm drainpipe repair needed a 97th off 97th Street in Unit 3 that drains into the lake on the golf course. He said the pipe will be replaced with a material that will last at least 50 years. This item is part of the "common use agreement" so it is a four-way split between units 1-4. Joe also advised residents that we are currently under Pinellas County draught restrictions and are only allowed to water lawns once a week. Thirdly, Joe spoke about the pool leak, saying that after testing, the issue has been isolated to the water tank in the pool pit. More testing will be done to determine what needs to be done to repair the leak.

Recreation Report: Linda mentioned the flagpole and pool leak issues addressed by Deb in the President's report, then went on to other items. She mentioned many have become recently dissatisfied with the Clubhouse cleaning job that the cleaning company has been doing. To address this, Linda reported she would make a list of the specific items that we feel are lacking (with the help of Becky and Sue) and then email the company about our concerns. It is a small, family-run business and we would like to give them an opportunity to see if they can correct the deficits. If they do not correct them, Joe has located another cleaning company which we can look into. The price is similar, but it is slightly higher.

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 this month, including:

March 30: The annual Top Choice mole cricket egg hatch and nymph product will be applied. At the beginning of April, spring fertilizer application with insect control will begin to feed lawns and combat chinch bugs, sod webworms, and sedge weeds. Pending warmer weather patterns some much needed rainfall, we should start to see drastic improvement with greening and thickening of turf improving.

Alterations Report: Deb reported that since the February meeting there have been 25 alterations applications submitted and 24 were approved. The alteration that was not

approved was a walkway on the side of house that was too wide. The approved alterations were as follows: 5 requests to plant or remove plants, 3 requests to seal and/or install French drains, 4 requests to install new impact windows, 1 request to expand driveway, 2 requests to paint doors and/or shutters, 1 request to paint porch area, 2 requests to repair/sand/seal pavers, 1 request to install roof over front patio, 1 request to replace doors, 1 request to put fence around a/c unit, 1 request to convert carport to garage, 1 request to replace A/C unit, and 1 request to do a sewer clean out.

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
- 5 Tile Roofs in progress (est \$105,000)
- 2 Flat Roofs completed.
- 4 Flat Roofs in progress (est \$30,000)

Total Roofs to Date Est: \$135,000

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

Roof Budget Update ending 1/31/2026

- \$8,166.14 spent on roofs in 2026
- \$51,861.19 received from monthly payments 2026
- \$922,937.82 balance of roof reserve budget 2026

Unfinished Business:

- Deb made a motion to allow the Purchase and installation of Govee Lights for the clubhouse with the Men's Club contributing half of the \$642 dollars for the purchase and an anonymous donor contributing the other half. Ken seconded the motion. It passed unanimously.

New Business:

- A motion was made by Deb to destroy records older than December 31, 2018, in compliance with Florida Statute and Federal Law. Megs seconded the motion. It passed unanimously.

Announcements:

- Unit 4 Breakfast is Saturday, March 14, 2026 from 8-10 a.m.
- Next Board of Director's meeting is Thursday, April 2 at 6:30 p.m.

Questions and Answers: Representatives of the Men's, Women's, and Social clubs made announcements about upcoming events.

Adjourn: Deb made a motion to adjourn the meeting. It was seconded by Megs. The meeting adjourned at 6:57 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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