

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

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

April 2, 2026 at 6:30 p.m.

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

**Resident Attendance:** There were 106 residents present and 7 board members.

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

**President's Report:** Deb began the meeting by greeting attendees and thanking them for coming. She then introduced a guest speaker, Kathleen Peters, the Pinellas County Commissioner for District 6. Ms. Peters was invited to speak about residents' concerns regarding the nearby solid waste facility, and to update them on issues the county is working on. Deb explained that Ms. Peters has resided in Pinellas County since 1985, and that she served as mayor of South Pasadena from 2009 to 2012. She was elected and served in Florida's House of Representatives for the 69th District from 2012- 2018 and has been elected to the Pinellas County Commission since 2018.

Ms. Peters addressed the crowd and answered questions.

Afterward, Deb continued with her April President's Report, beginning with a "thank you" to Julie Habar who reached out to Commissioner Peters in regard to the waste facility. Her office contacted Paul Sacco who is the director at the Solid Waste facility. Deb said he responded with an informative email which addressed some of the concerns Julia and I had mentioned to both Mr. Mangio and Commissioner Peters. Deb told attendees she'd made several copies of this email and had placed a copy on each of the tables for attendees to read. Deb went on to say that she and Julie had sent emails to Charles Mangio, who spoke to us last year, but his responding email was not very informative.

Other than this issue, Deb stated there wasn't much else to report on for the month. She let attendees know that the next Unit 4 breakfast is April 11 and will offer a combination of food items. She also announced the next Homeowners meeting will be May 7th at 6:30 p.m. Finally, Deb wished all the snowbirds that will be leaving soon safe travels and we look forward to seeing them again in the fall and/or winter.

**Treasurer's Report:** Ken provided an update on Unit 4 financials based on the February 28, 2026 Balance Sheet. The reserve figures are:

- Total Cash Account: \$89,380.14
- Total Reserve Fund: \$2,033,929.23
- Total Funds: \$2,123,309.37

**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 pool leak has been repaired. He also addressed concerns about the upcoming hurricane season preparedness. His team is taking measures to ensure the drainage system already in place -- which can drain 26 million gallons or two inches of rain -- is functioning properly. He is also working on drainage at 97<sup>th</sup> Avenue to make it ready for the rainy season ahead.

**Recreation Report:** Linda mentioned it has been quieter this month, and she's taken the time to begin gearing up for increased pool usage as the weather gets nicer. Both the pool alligator and the rooftop owls used to keep ducks and their poop at bay are being replaced or refurbished. Also, the pool leak was repaired for a cost of around \$900. In addition, a new pool deck showerhead has been installed that includes both hot- and cold-water options (bottom control lever) and a rainfall option for overhead spray or a bottom-flow option for rinsing feet (top control lever).

**Lawns & Irrigation:** Ann reported that on March 30, the annual Top Choice mole cricket egg hatch and nymph product was applied. In early April, spring fertilizer application with insect control will begin to feed lawns and combat chinch bugs, sod webworms, and sedge weeds. Afterward, we will need to wait and see how the grass reacts to preventive maintenance activity done by Tri-S. 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 March meeting there have been 22 alterations applications submitted and 22 were approved. The approved alterations were as follows: 7 requests to replace windows or doors, 3 requests to plant or remove plants, 2 requests to paint doors and/or shutters, 2 requests to replace A/C units, 1 request to install a paver patio, 1 request to reseal pavers, 1 request to have a dump trailer in driveway, 1 request to install gutters, 1 request to replace the roof of the house, 1 request to coat a back patio, and 1 request to repair walkways. Homeowners were reminded that any work done on the exterior of the home requires approval from the Association before work is started. Contractors must be licensed and insured.

**Paint Report:** Nancy reported that power washing of the houses and roofs of the PINK section of the Unit 4 residential map is scheduled to begin Monday, April 27, 2026. She said that, unfortunately, the definite date was decided too late to get printed in the April *FourCaster* newsletter. However, it will be printed in the May newsletter and robo calls will be issued starting mid-April. This year the PURPLE section will be painted. A date has not yet been set but will hopefully be mid-September.

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

- 4 Tile Roofs completed
- 4 Tile Roofs in progress (est \$63,000)
- 6 Flat Roofs completed.
- 2 Flat Roofs in progress (est \$15,000)

Total Roofs to Date Est: \$78,000

- 222 Tile Roofs completed since 2012
- 92 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending 2/28/2026

- \$17,839.23 spent on roofs in 2026
- \$103,722.38 received from monthly payments 2026
- \$965,125.92 balance of roof reserve budget 2026

### **Unfinished Business:**

None.

### **New Business:**

- Deb made a motion to add a line item to the list of reserve accounts dedicated to sod. The line item would not be considered for budget addition until the 2027 budget. Ann seconded the motion, and the board voted unanimously to approve it.
- Deb made a motion to change and/or rekey the back electrical room door to a self-locking door lock, at a cost not to exceed \$200.00. Megs seconded the motion, and the board voted unanimously to approve it.

### **Announcements:**

- Unit 4 Breakfast is Saturday, April 11, 2026 from 8:00 a.m. to 10:00 a.m.
- Next Board of Directors meeting will be Thursday, May 7, at 6:30 p.m.

**Questions and Answers:** Commissioner Kathleen Peters spoke about beach renourishment projects underway that should make our county safer in future storms. She also informed attendees that the Pinellas Recovery Program still has funds available that could cover residential damages caused by Hurricane Milton and Helene that weren't covered by homeowners' insurance. She encouraged eligible residents to apply to Pinellas Recovers for possible relief.

Paul Sacco, Director of Solid Waste, spoke next. He gave attendees a report on the current situation at the landfill, saying that since December the largest turbine at the waste energy facility has been out of commission, awaiting repairs. This has resulted in less processing of waste and therefore more burying of refuse than usual. Because of this, operation hours had to be increased to 6 am - 6 pm Monday through Friday, and 7 am to 5 pm on Saturdays. However, the good news is that the turbine should be back online by the end of April, and regular hours should resume. Afterward, Sacco answered numerous attendees' questions and concerns about birds, litter control, dust, wastewater, and other issues.

**Adjourn:** Deb made a motion to adjourn the meeting. It was seconded by Megs. The meeting adjourned at 7:40 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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