

The Mainlands of Tamarac by the Gulf

Unit 4 Board of Directors Meeting

May 7, 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 34 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 offered a big "Thank You" for the effort put forth by the Men's club in installing the Govee lights at the clubhouse this past month. She said, "The lights look great and I have received many positive comments on them. They are currently scheduled to come on at 8:30 and off at midnight which will be adjusted as the days get longer or shorter."

Deb next mentioned three motions on the agenda for discussion, with one of them concerning a change to the construction code. "Such motions come about when residents speak to me about something that concerns them," Deb explained. "If there is an issue you wish to discuss please let me know." Deb noted that she will be going out of town next week and will be gone from May 13 through May 22, but said she would remain accessible by phone in case something important arises.

Finally, Deb informed attendees that the next Board of Directors meeting will be held June 4 at 6:30, and will be the last board meeting until September. However, there will be a planning and budget workshop on July 14, at 9:30 a.m. and a budget question-and-answer session on Aug 20, at 6:30 p.m.

Treasurer's Report: Ken stated all is running smooth with budgets being followed. He provided an update on Unit 4 financials based on the March 31, 2026 Balance Sheet. The reserve figures are:

- Total Cash Account: \$86,224.86
- Total Reserve Fund: \$2,030,396.51
- Total Funds: \$2,282,749.38

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 that our area is still under drought restrictions, which limits us to watering once a week. He told residents if they should start seeing brown and tan spots in the lawn to please call the office so they can check the sprinklers. It may be due to a broken or clogged sprinkler head. He said given the water restrictions and no

rain, the lawns won't be in the best shape, but residents shouldn't see a substantial amount of browning.

Recreation Report: Linda reported that the new pool shower was the main concern last month. She said Joe and the maintenance crew put in a temporary fix by tilting the upper shower head and permanently removing the lower one previously designated for feet. She noted that they have been waiting for parts, which are finally in. Now the shower repairs can be completed, hopefully within the next couple of weeks. On another note, Linda said a resident called her and said the air compressor wasn't working. It needed a new nozzle and has been repaired. She told residents that if they see something that needs repair, replacement or refurbishment, they should call the office or send her a text. She also mentioned that the pool area was closed for three days to complete the sanding and resealing of the paver deck. She said that ants after such paver work are common, usually attracted to the bedding sand. The ants are being dealt with, and the renovated pavers look good. As a final note, Linda announced that next week an electrician will be stopping by to see if he can locate the problem with the motion-sensor lighting.

Lawns & Irrigation: Ann reported that all scheduled bug and weed killer products were administered as mentioned in the March report, including the annual Top Choice mole cricket egg hatch and nymph product and spring fertilizer application with insect control to feed lawns and combat chinch bugs, sod webworms, and sedge weeds.

Alterations Report: Alterations report for May, 2026: Since the April meeting there have been 17 alterations applications submitted and 17 were approved. The approved alterations were as follows: 4 requests to remove bushes or trees and/or install new plants, 2 requests to replace A/C units, 2 requests to enclose/or rescreen existing patio, 1 request to replace shutters, 1 request to reseal pavers, 1 request to have a pod in driveway, 1 request to install new windows, 1 request to install new gutters and downspouts, 1 request to install a camera, 1 request to remove the snowflake wall, 1 request to move a mailbox, and 1 request to punch a hole in wall of home to look for a leaking pipe. Homeowners are 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 Unit 4 has been completed. One resident had an issue with a citronella candle that was placed on her driveway and under her outdoor furniture which was destroyed leaving oil residue on her furniture. This has been referred to Lowes Commercial Painting company. This year the PURPLE section of our map will be painted and is scheduled to begin September 14, 2026.

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

- 5 Tile Roofs completed
- 4 Tile Roofs in progress (est \$84,000)
- 7 Flat Roofs completed.

- 3 Flat Roofs in progress (est \$22,500)

Total Roofs to Date Est: \$106,500

- 223 Tile Roofs completed since 2012
- 91 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending 2/28/2026

- \$94,168.45 spent on roofs in 2026
- \$155,583.57 received from monthly payments 2026
- \$940,657.89 balance of roof reserve budget 2026

Unfinished Business: None.

New Business:

- Deb made a motion to sell or donate the 6 square green tables and 2 of the black square tables with soft top as they are not needed and are not used. Nancy seconded the motion. It passed unanimously.
- Nancy made a motion to have 4 live oaks and one rosewood tree on the empty lot that borders 96th Terrace, trimmed and broken limbs removed by Stanford tree services at a cost not to exceed \$2,300. Ken seconded the motion. It passed unanimously.
- Deb made a motion to change Construction Code Section 9: Retractable Patio Awnings, items 3,4, and 9 to:
 - (Item 3): Retractable awning may be installed over rear patios and front walkways of Abby and Baldwin models.
 - (Item 4): The width and length of the awning over the rear patio may not be wider or longer than the patio with a maximum size of 15'x20'. The front walkway awning may not be longer than 10' across the front of the house and project out from the exterior wall no longer than 8' when fully opened.
 - (Item 9): Infraction of the stated rules will require the homeowners to remove the awning.

The motion, seconded by Nancy, passed with a single objection by Ann.

Announcements:

- Next Board of Directors meeting will be Thursday, June 4, at 6:30 p.m.
- The annual Board of Directors planning and budget workshop meeting will be Tuesday, July 14, at 9:30 a.m.

Adjourn: Scott made a motion to adjourn the meeting. It was seconded by Ken. The meeting adjourned at 7:17 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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