

The Mainlands of Tamarac by the Gulf

Unit 4 Board of Directors Meeting

June 4, 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 25 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 reminded them that this will be the last Board of Directors meeting until September 3. There will be a budget meeting in July and a budget "question and answer" meeting in August. Deb said she will be out of the country from August 11 thru August 27, causing her to miss the Q&A meeting.) As a final note on this topic, Deb informed attendees that in August, the first mailing announcing the annual meeting on October 22, 2026 will be sent out.

Deb went on to say that during the last meeting, there was a motion to sell or dispose of six old card tables, and all six sold for \$10.00 each. The proceeds were deposited in our account. Also last month, a motion to have several trees trimmed by Stafford Tree service was passed in the amount of \$2300. An additional discount was available if Unit 5 agreed to have their trees trimmed as well. Deb reported she spoke with Pdgy, the Unit 5 president and it was mutually agreed to use Stafford, saving both Units an additional \$137.50 off the price. "I know it isn't much, but every little bit helps," Deb said. "The trees were trimmed on June 1 and 2 and they look a whole lot better."

On Memorial Day, Deb was informed that the water in the pool had dropped. Fearing another leak, Joe was notified the next day. Thankfully, it wasn't a leak. It was discovered that the pool company had not shut off a valve, which caused the water level to drop.

Deb invited residents to come to her annual Fireworks display in front of her house on July 4th. "All of you are invited to come join me and celebrate our nation's 250th birthday." Deb wished everyone a great summer, and said, "I'm sure I'll be seeing many of you around the neighborhood."

Lastly, Deb reported receiving and update email from Paul Sacco, Director of Solid Waste for the nearby landfill. The new turbine anticipated to be put in use in April arrived in unsatisfactory condition and this project is now delayed until November. In the meantime, he is partnering with the City of Clearwater to begin transporting their waste outside the county on June 8th, which will reduce current refuse loads by 25%. If successful, similar plans may be instituted with Tarpon Springs and St. Petersburg.

Treasurer's Report: Ken stated all is running smoothly with budgets being followed. He also mentioned a \$10,000 CD will be maturing mid-October that will provide interest to add to the annual budget. He encouraged Board Directors to look into any budget items they

may anticipate for the coming year so he can plan for them for the 2027 budget. Ken also provided an update on Unit 4 financials based on the March 31, 2026 Balance Sheet. The reserve figures are:

- Total Cash Account: \$125,511.56
- Total Reserve Fund: \$2,022,677.63
- Total Funds: \$2,148,189.19

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 reminded residents that we are still under drought restrictions, which limit us to watering once a week. He also informed them that Tri-S will be doing the bi-monthly lawn treatment on Monday, June 8th, and that a robocall will be going out June 5th. On another note, Joe told attendees that solicitors have been popping up on the property again for the last few days. He explained that NO vendor has permission to go door to door. He instructed residents who receive a knock on their door to call the Pinellas Park Police "NON-emergency" line (727) 369-7864 and report them for trespassing. He said, "I have kicked these companies off the property countless times and even called their corporate offices, yet they continue to come back. If their sales people get trespassing fines, they may finally take the matter seriously."

Recreation Report:

Linda reported that May was a relatively quiet month, so there is nothing new to report, and there are no new projects in the works. She did note that, as previously reported, the pool shower will be completed when a damaged piece becomes available. Also, the front door to the clubhouse will be painted in the coming weeks.

Lawns & Irrigation: Ann reported that all scheduled bug and weed killer products were administered as mentioned in the May report. In addition, another spot treatment for sedge grass will be administered soon, free of charge from the lawn company. Brown spots where weeds have died are beginning to fill in with grass since the rains began.

Alterations Report: Deb reported that since the May meeting there have been 31 alterations applications submitted and 30 were approved. The alteration that was not approved was for a free-standing Gazebo which is not allowed per the construction code. The alterations that were approved included: 4 requests to remove bushes or trees and/or install new plants, 3 requests to reseal pavers, 3 requests to remove front planters or block walls, 3 requests to replace doors, 2 requests to replace A/C units, 2 requests to install or remove window and door awnings, 2 requests to install 3' fences around patio or garbage cans, 2 requests to install golfcart pads, 1 request to enclose/or rescreen existing patio, 1 request to replace shutters, 1 request to install new windows, 1 request to install new gutters, 1 request to paint the garage side door, 1 request to add rocks to flower beds, 1 request to install a retractable awning over rear patio, 1 request to widen a driveway, and 1 request to fix water intrusion on the side of the house. 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 all is running smoothly and there's nothing new to report other than she received an incorrect invoice for the completed pressure washing. She found three areas that needed corrections, reducing the total to \$8,960.00 instead of \$9,090.00. She also reminded residents that this year, homes in the PURPLE section of our map will be painted. Painting is scheduled to begin September 14, 2026.

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

- 7 Tile Roofs completed
- 3 Tile Roofs in progress (est \$63,000)
- 8 Flat Roofs completed.
- 4 Flat Roofs in progress (est \$30,000)

Total Roofs to Date Est: \$93,000

- 225 Tile Roofs completed since 2012
- 89 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending 4/30/26

- \$117,880.07 spent on roofs in 2026
- \$207,444.76 received from monthly payments 2026
- \$968,807.46 balance of roof reserve budget 2026

Unfinished Business: None.

New Business: None

Announcements:

- The next Board of Directors planning and budget workshop meeting will be Tuesday, July 14, at 9:30 a.m.
- The homeowners budget question and answer meeting will be on Thursday, August 20th at 6:30 p.m.
- The next Board of Directors meeting will be on September 3, 2026 at 6:30 p.m.

Adjourn: Deb made a motion to adjourn the meeting. It was seconded by Ann. The meeting adjourned at 6:58 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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