

The Mainlands of Tamarac by the Gulf, Unit Four

Unit 4 Board of Directors 2027 Budget Planning Meeting

July 14, 2026 at 9:30 a.m.

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

Resident Attendance: There were 5 residents present.

Call to Order: The meeting was called to order at 9:26 a.m. by Deb Schnitzler.

New Business:

The individual directors presented their budget needs for 2027. Joe and Deb raised an issue of the upcoming \$50-\$100k expense of replacing the entire pool pump house, and the \$500 cost of refurbishing Unit 4 signage. Options for funding the pump house were discussed, including raising the monthly HOA fees from \$485 to \$500, reducing the number of roofs retiled in 2027, and dipping into the \$134k budgeted for the Recreation Area.

Scott Shankle reported the roof budget could remain the same as last year. Nancy Buckles reported an anticipated increase in costs for painting and pressure washing for next year. Ann Mosier reported the 2027 lawn budget should remain similar to 2026. Ken Krywanek discussed in length various budget funds held in reserve and which accounts were available should unexpected expenses arise in the coming year.

Announcements:

- Homeowners Budget Question and Answer Meeting on Thursday, August 20, 2026 at 6:30pm
- Board of Director's meeting is Thursday, September 3, 2026 at 6:30 p.m.

Questions & Answers: No questions were asked by residents. Jayne Fefard suggested the social clubs could help out with any minor expenses throughout the year.

Adjourn: Deb left the meeting at 10 a.m. Scott made a motion to adjourn the meeting at 10:33. It was seconded by Megs. The meeting adjourned at 10:3 a.m.

Respectfully submitted by

Megs Lashley, Secretary

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