

The Mainlands of Tamarac by the Gulf

Unit 4 Board of Directors Business Meeting

September 3, 2026, at 6:30 p.m.

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

Resident Attendance: There were 33 residents present and 6 board members.

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

President's Report: President Deb Schnitzler welcomed everyone back to the monthly Board of Directors meetings and thanked them for coming, saying "It is good to see everyone's smiling faces once again as we handle the business at hand." She went on to explain that by now everyone should have received the first mailing announcing our annual meeting which is coming up next month. She informed attendees there was a budget workshop meeting in July to discuss the needs of each director, and which a few residents attended.

"Ken Krywanek has worked diligently on putting together the budget, which we went over together, before I left on my trip to Europe. I obviously did not attend the Budget Question and Answer meeting held on August 20th as I was not in town, but I knew the most important person to answer questions would be there and that was Ken our treasurer who has done an outstanding job for us for many years. I know some of you are not happy about the HOA fee increasing again this year but as we all know, the cost of everything has been going up. We raised it just \$15.00 to an even \$500.00 a month, which is very reasonable compared to other condo communities in this area."

Deb also said the meeting also established a plan to get the pool pit redone, which is in serious need of an overhaul. The board wants to complete this work before a major problem develops, and without having to issue a special assessment. On another note, Deb said the Social Club is having a Labor Day Celebration on September 7th and she will be helping cook up the hamburgers and hotdogs. On September 12 Unit 4 will begin serving up breakfast once again, and the blood mobile will be at the clubhouse that day. She hoped many residents will donate blood if they can. The next Board of Directors Meeting will be October 1, at 6:30 p.m.

Treasurer's Report: Ken provided an update on Unit 4 financials, saying everything is going along fine. The reserve figures from the July 31, 2026 balance sheet are:

- Total Cash Account: \$119,785.02
- Total Reserve Fund: \$2,091,046.43
- Total Funds: \$2,210,831.45

Secretary's Report: Megs Lashley did not read the amended minutes of the last meeting as Scott made a motion to omit this step and accept the minutes as presented on paper. This motion was seconded by Nancy. The motion was passed unanimously.

Property Manager's Report: Joe told attendees that his office has been receiving an increasing number of reports from homeowners who feel they have been taken advantage of or overcharged by vendors. He reminded homeowners to get multiple bids before hiring a contractor and to verify that the contractor is properly licensed and insured for the work being performed.

On another note, Joe said there was currently no new information regarding the 501(c)(7) matter, but his office will provide an update when additional information becomes available. Lastly, he spoke about heavy rains and flooding, saying we have experienced several periods of heavy rainfall in a short amount of time, resulting in some flooding throughout the community. He informed residents he is aware of issues, and working actively to address issues, including actively lowering lake levels throughout Mainlands, coordinating repairs to a drain line between Units Two and Three that has contributed to Boulevard flooding, and coordinating with the County about drainage ditch issues, which led to identifying an issue underneath 28th Street that is contributing to the problem which is being addressed. Joe assured residents "We will continue monitoring the drainage system and lake levels as the weather conditions continue."

Recreation Report: Linda Byrd reported that the recreation department is doing fine. Small maintenance issues have come up, and all have been addressed. This includes but is not limited to: pool water level being too high or too low, a clogged toilet, replacement of a men's room faucet, leveling of a paver "trip hazard," spiffing up painted areas on the shuffleboard court, bush trimming, etc.

Lawns & Irrigation: Ann Mosier was not present and did not provide an updated report.

Alterations Report: Deb reported that since the June meeting there have been 27 alterations applications submitted and 27 were approved as follows: 4 requests to remove bushes or trees and/or install new plants, 4 requests to pressure wash and/or reseal pavers. 4 requests to remove awnings and/or install retractable awning or composite roof/porch, 3 requests to replace doors, 2 requests to install new gutters, 2 requests to install new windows, 2 requests to enclose existing patios, 2 requests to have a pod or trailer in the driveway. 1 request to replace A/C unit, 1 request to paint shutters, 1 request to install eave lights, and 1 request to install Kevlar window protection. Homeowners are 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 Buckles reported that Painting is scheduled to begin September 14th on the PURPLE section of the Unit 4 paint map. She also mentioned the cleaning of the gazebo roof next to the clubhouse. She hopes all the recent rain will not affect the painting schedule. She informed attendees that she should have already received the painting request form from everyone living in the purple section. She expressed appreciation to those who have returned the form to her or the Mainlands office, but explained there are still nine forms yet to be received.

Roof Report: Scott Shankle reported that all roof repairs and replacements from 2024 are now completed, and these are underway for 2025:

- 11 Tile Roofs completed
- 6 Tile Roofs in progress (est. cost \$126,000)
- 14 Flat Roofs completed.
- 5 Flat Roofs in progress (est. cost \$37,000)
- Estimated Cost to complete roofs in progress: \$163,000
- 229 Tile Roofs completed since 2012
- 85 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending July, 31, 2026

- \$243,685.34 spent on roofs in 2026
- \$363,028.33 received from monthly payments in 2026
- \$998,585.76 balance of roof reserve budget in 2026

Unfinished Business: None

New Business:

- 2027 Budgets – A Motion to approve the 2026 Fully Funded and Partially Funded Budgets. Motion was made by Linda and seconded by Ken. A vote by the Board approved it unanimously.
- Construction code change - Motion to approve the change to section 9 of the construction code regarding retractable awnings. Motion was made by Nancy and seconded by Scott. A vote by the Board approved it unanimously.
- Annual meeting Declaration Amendments:
 1. Motion to add the annual meeting for membership vote to remove driveways from Section 5(a) 4 Private Road and driveways from the Declaration of Condominium. Motion was made by Scott and seconded by Ken. A vote by the Board was split 3/3. The motion failed.
 2. Motion to add to the annual meeting, for membership vote, an addendum to the Declaration of Condominium that prohibits ownership by corporations or other similar entities amendment - as worded by association legal counsel. Motion was made by Scott and seconded by Nancy. A vote by the Board approved it unanimously.

Announcements:

- Labor Day Celebration - September 7, 2026, 2-4 p.m. Tickets \$5.
- The Women's Club resumes for the Fall, with its first meeting Tuesday September 8, 2026 at 12:30.
- Unit 4 Breakfast - September 12, 2026

- Next Board of Director's meeting - Oct 1, 2026 at 6:30 p.m.
- Annual Meeting - October 22, 2026 at 9:00 a.m. then recess until 6:30 p.m.
- Voting - Oct 22, 2026 from 9:00 a.m. until 6:30 p.m.

Questions and Answers: A variety of questions regarding HOA fees and project bidding were posed. All were answered.

Adjourn: Scott made a motion to adjourn the meeting. It was seconded by Megs. The meeting adjourned at 7:26 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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