The Mainlands of Tamarac by the Gulf

Unit 4 Board of Directors Business Meeting

October 1, 2026, at 6:30 p.m.

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

Resident Attendance: There were 26 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. She explained that on October 22, Unit 4's annual meeting will be held. The second mailing went out in September and hopefully many of you have already completed your ballot in regard to the rollover of funds, the voting of reserves, and approval to the purposed amendment to Paragraph 12 of the Declaration of Condominium documents to prohibit ownership of units by non-natural persons. She informed residents in attendance that if they have not voted yet, they have until the October 22 meeting which will begin at 9 a.m., then recess until 6:30 p.m.

Residents may vote in person from 9 a.m. until 11 a.m. on that day. Scott Shankle and Nancy Buckles have committed to another 2 years on the Board. Meg Lashley has decided to step down but resident Jean Duff submitted a Notice of Intent to run for the Board. Deb explained that "since there are 3 openings and we have 3 candidates there is no voting for board members this year. Just because there are no Board members to vote for, it is important that you still vote. We need a "quorum" of homeowners to conduct business in Unit 4. The quorum works out to be 158 residents. That is the *minimum* number who need to vote either by proxy or in person. If we don't get the votes, we will have to do this all over again, which costs us all time and money. Please complete your ballot and get your neighbors to complete their ballots and return them by Oct 22, by 11:00 a.m."

Deb went on to advise attendees that if they have any questions on how to properly complete the ballot feel free to call her. "I hope to see a lot more of you at evening portion of the Meeting on October 22, at 6:30p.m. and please vote!" Deb then thanked Becky, Sue, and Dorothy for volunteering to count the votes for us that morning.

In other news, Unit 4 will be serving up breakfast on October 10 from 8-10 a.m.

Treasurer's Report: Ken was not present but provided an update on Unit 4 financials. The reserve figures from the August 31, 2026 balance sheet are:

- Total Cash Account: $116,893.01
- Total Reserve Fund: $2,127,071.20
- Total Funds: $2,243,964.21

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: None.

Recreation Report: Linda Byrd said there was nothing major to report. Projects "in the works" include:

• Continuing to deal with pool issues as they arise. Flooding of the pit is the main problem and the one that will be alleviated when we raise the pool pit next year

• A new thermometer has been ordered since at this time of year many residents want to know the temperature prior to swimming. When you are in the pool, please treat the thermometer kindly. There have been reports of people actually throwing the thermometer (and alligator) when it is in their way!

• We are looking at repairing the storage room refrigerator icemaker.

• A shade has been ordered for the Clubhouse door, leading to the swimming pool. This will alleviate sun glare during cards, etc. (BTW, if you ever have a suggestion like this, reach out and let me.)

• Will be making arrangements in the next few days for pool furniture to be "spiffed" up.

Lawns & Irrigation: Ann Mosier reported the month of Oct will be busy with applications of fertilizer and of Rebel X (a new biological control for chinch bugs, adult mole crickets and other damaging pests). The active ingredient is Beauveria passionate which is an entomopathogenic fungus. The treatment benefits the soil in fighting insects and turf-damaging diseases. In addition, sedge wee control will also be applied using a product safe for pets and humans . It does not carry any type of warning label, which makes it a great product to add to our program. One last note was that Matthew from the lawn service used, will walk the lawns with Ken determine each lawn's status as it relates to weeds/bugs damage and any sodding needs. Owners are reminded that if a lawn service problem needs correction, call the Main Office right away, before lawn workers leave if possible. The office may be able to communicate with workers and make changes as the problems become apparent.

Alterations Report: Deb reported that since the September meeting there have been 9 alterations applications submitted and 9 were approved. The alterations that were approved are as follows: 5 requests to plant or remove trees and shrubs, 1 request to install a French drain, 1 request to install a water softener, 1 request to install a flag pole, and 1 request to replace the fence around the A/C unit. 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 stated that painting of Unit 4's "Purple Section" is running smoothly thanks to the nice weather. She reported the painting crew is a little more than half way thru the list of houses.

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

- 14 Tile Roofs completed
- 6 Tile Roofs in progress (est. cost $126,000)
- 17 Flat Roofs completed.
- 7 Flat Roofs in progress (est. cost $52,000)
- Estimated Cost to complete roofs in progress: $178,000
- 232 Tile Roofs completed since 2012
- 82 Tile Roofs remaining to complete (314 Total Tile Roofs)

Roof Budget Update ending July, 31, 2026

- $270,541.57 spent on roofs in 2026
- $414,889.52 received from monthly payments in 2026
- $1,023,590.72 balance of roof reserve budget in 2026

Unfinished Business: None

New Business: None

Announcements:

- Unit 4 Breakfast is Saturday, October 10, 2026 from 8:00 a.m. to 10:00 a.m.
- Homeowner's Annual Meeting October 22, 2026 at 9:00 a.m. and 6:30 p.m.
- Voting - Oct 22, 2026 - from 9:00 a.m. until 11:00 a.m.
- Next Board of Directors meeting will be Thursday, November 5, at 6:30 p.m.

Questions and Answers: No questions were asked, but Eileen Shankle complimented the new paint job her house received, saying it was excellent.

Adjourn: Nancy made a motion to adjourn the meeting. It was seconded by Ann. The meeting adjourned at 6:50 p.m.

Respectfully submitted by

Megs Lashley, Secretary

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