MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF DIRECTORS' MEETING
GENERAL MEETING MINUTES
October 13, 2023

Meeting called to order at 7:00 pm by President, Peggy Bartolotta-Whyte.

Roll Call – Present: Peggy Bartolotta-Whyte, Diane Bachman, Patrick Breen, Linda Nicks, Ron McNutt, Harry Grossman, Mike Terry

A quorum was present. Joe Polkowski, Mainland's Office Manager, was also present.

Proof of Notice of Meeting—Proper notice was given.

Approval of Minutes— Motion for approval of the minutes for September 8, 2026, Board of Directors' Meeting by Peggy Bartolotta-Whyte, 2nd by Diane Bachman **Motion passed 7/0**

President's Report—Peggy Bartolotta-Whyte

- We had Edgar fix the front of the clubhouse. I think it looks really good.
- The game table was delivered yesterday. Barbara Bailey has the rules. Most of them are normal game rules. This will be for Unit 5 residents only and if you have a friend coming to use the table, the Unit 5 resident has to be present. There will be additional rules posted on the door.
- We are not continuing to give out name tags. No one wears them. We are doing what the other units do. When we interview, we will tell the new residents they can purchase one on their own for the cost of $10.00.

First Vice President's Report – Diane Bachman Reported

Lakes Maintenance

- On September 23, 2026, our monthly lake maintenance service was completed, including the routine spraying of aquatic vegetation and plants. No issues were identified in either of our community's lakes aka retention ponds.

Lakes Aeration Systems

- On September 28, 2026 scheduled maintenance was performed on both lake aeration systems. Filters were repaired on each unit, and both systems are operating properly as designed.

East Lake Aerator System

- A work order has been submitted to Elevate the East Lake aerator system onto cinder blocks. This improvement is intended to minimize the potential for grass and weed growth to crowd the unit for more circulation operation.
- Due to the significant rainfall experienced during the current wet season, this project has been temporarily placed on hold. Once drier conditions return, the site will be re-evaluated to determine the most effective method for elevating the unit and maintaining adequate clearance from surrounding vegetation.

2nd Vice President's Report – Harry Grossman

- Pool, ping pong and meeting table have been installed.
- All is good at this time.

Treasurer – Patrick Breen

Since our last BOD meeting in May I have been actively replacing CD's that have matured as follows:

1. A CD for $250,000 matured on 6/2/2026 paying 4% was replaced with a new CD for $250,000 paying 4.2% that will mature on 6/3/2031.
2. I created a new CD for $200,000 to replace funds taken from our smart rate account paying 3.25% with a new $200,000 CD paying 4% that will mature 6/3/2027.
3. A CD for $250,000 matured on 7/9/2026 paying 4% was replaced with a new CD for $250,000 paying 4.3% that will mature 7/15/2029.
4. A CD for $250,000 matured on 9/14/2026 paying 4% was replaced with a new CD for $250,000 paying 4.50% that will mature on 9/16/2030.
5. A CD for $250,000 matured on 9/15/2026 paying 4.9% was replaced with a new CD for $250,000 paying 4.70% that will mature on 9/22/2031.

   I continue to push our investments out to later dates in a laddered approach to lock down the highest return possible on investments available in the CD market.

During my tenure in office, I have reported with honesty, integrity and transparency. We have not raised our fees. Our surplus during my tenure has reached its highest level ever. We supplement our fee income on investments from our surplus, which will be approximately $120,000 in interest income in 2027. I will be presenting our new 2027 budget at this meeting for presentation and approval.

As presented, the budget is balanced and the HOA fee will remain the same with no increase for 2027. This will be our third year with a fully funded budget.

This is the first year that our HOA fees have not covered our costs, therefore we are using some of our interest income to offset this deficit. To sustain our fully funded budget with no increases in the future, costs will need to be controlled, and our surplus will need to continue to grow. This is what the treasurer's job requires. It has been my honor to serve this community as your Treasurer for six years. I have decided not to run for reelection. What do these six years of my tenure represent? It has been said that SUCCESS has MANY FATHERS, while FAILURE is an ORPHAN. In other words, some people want to claim credit for accomplishments they have not earned. THAT IS NOT ME.

I have detailed in an article in the October forum all my accomplishments during my six years in office. Each and every one of my accomplishments has been documented in our minutes over these many years and has improved our financial position significantly. God bless you all, Patrick.

Secretary Report– Linda Nicks

- As of now we have had 25 new resident interviews.

At-Large Painting Report – Mike Terry

- If we follow the same schedule as last year, pressure washing and painting for Phase 3 should begin in January. The exact start date has not yet been determined. I will be meeting with the Daily Group in December to confirm the schedule.
- Pre-Painting forms will be mailed to each home in Phase 3 before work begins. My goal is to have the forms mailed out in November. Once completed forms can be placed in the designated box located in the clubhouse or delivered to the Mainlands office.
- Please take the time to walk around the exterior of your home and identify any repairs that may be needed before painting begins. This includes, but is not limited to:
    1. Stucco repairs
    2. Fascia board repairs
    3. Soffit repairs

  Please contact the office to request a work order for any necessary repairs.
- If you have tree branches that are close to or touching your roof, please arrange to have them trimmed before painting begins. Last year there were instances where painters had to trim branches away from roofs. Going forward, the painters will not be responsible for trimming tree branches. This work is not part of their paid responsibilities and can pose a safety risk.
- All shrubs and plants must be trimmed **10-12 inches from the exterior of your home** before painting begins. If vegetation is not properly trimmed, the painters may choose not to paint the areas that are obstructed.
- Going forward residents who have retractable awnings and choose not to remove them before painting will be required to sign a **damage waiver**. If an awning is left in place, the painters will cover it before painting the home. However, please understand that covering the awning cannot guarantee 100% protection from paint overspray.
- Thank you for your cooperation. Preparing your home before the project begins will help ensure the painting process goes as smoothly as possible. We appreciate everyone's cooperation and assistance in getting Phase 3 ready for pressure washing and painting.

At-Large Lawns Report – Ron McNutt

- The mole crickets have laid their eggs. They have 100-200 babies when they hatch. They are dormant now but will come out mid-April and May. They are in some of our yards already. I believe with the extra product Tris has put down we are holding our own now.
- We have found that the type of soil and drainage in a yard is a connection to mole crickets.
- Tris will begin the 3rd year of their 3-year contract. Negotiations will begin with them soon.
- If you see weeds, they suck the nutrients out of the grass. Please pull if possible.
- We don't have a system yet to pull up Tris flags when they spray. For now, please pick up and throw away when you see them.

Old Business:

- None at this time.

New Business:

Leased Units

Motion to place on the annual meeting agenda for membership vote to amend the Declaration to define a leased unit, language to read " For purposes of this Declaration, a unit is considered "leased" when occupied by any person or persons other than the record title holder(s), except that the record title holder(s) may permit his/her "Immediate Family" to occupy the unit in his/her absence. "Immediate Family" is defined as the parents, siblings and children (and their respective spouses) of the record title holder(s). " by Peggy Bartolotta-Whyte, 2nded by Diane Bachman

Motion passed 7/0

Declaration Amendment

Motion to place on the annual meeting agenda for membership vote to amend the Declaration to include the language

Common Elements

(c) The common area sewers shall be cleaned and inspected with a camera every five (5) years, with the exact frequency and phasing determined by the Board of Director by Diane Bachman, 2nd by Patrick Breen.

Motion passed 7/0

2027 Budget

Motion to approve the 2027 budget to be sent to our residents for their review by Patrick Breen, 2nd by Peggy Bartolotta-Whyte.

Motion passed 7/0

Auditor

Motion to approve hiring a new auditor, Adams Nakamura & Associates, for $6,500.00 for the audit and $500.00 for tax preparations by Patrick Breen, 2nd by Peggy Bartolotta-Whyte.

Motion passed 7/0

Adjournment of Meeting:

Motion to Adjourn by Peggy Bartolotta-Whyte, 2nd by Linda Nicks.

Motion Passed 7/0

Meeting adjourned at 7:45 pm.
Respectfully submitted,
Linda Nicks