

Mainlands of Tamarac by the Gulf

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MAINLANDS MASTER ASSOCIATION, INC.

BOARD OF DIRECTORS AND BUDGET MEETING

Wednesday September 14, 2022 9:00 AM

MAINLANDS CLUBHOUSE 4

9950 Mainlands Blvd North, Pinellas Park, FL 33782

AGENDA

- Call to order
- PLEDGE OF ALLEGIANCE
- Roll call
- Approval of 05-04-2022 minutes
- Residents on Agenda Items
- Presidents' report
- Treasurers' report
- Managers' report
- Old business
 - Mainlands Blvd US-19 Entrance Gate
- New business
 - 2023 Master Budget
- Adjourn

Units 1-5 Presidents please remain after the meeting to discuss personnel matter.

Mainlands Master Association Inc.
Board Meeting
Wednesday May 4, 2022 9:00 AM
Clubhouse Three 10050 Mainlands Blvd North
Pinellas Park, FL 33782

- Call to order 9:00 AM
- Roll call
 - Unit 1 Dorothy Muller
 - Unit 2 Alan Waldauer, Jim Schimpf
 - Unit 3 Ron Kimball, Laura Mann
 - Unit 4 Linda Byrd, Ken Krywanek
 - Unit 5 Kevin Pilsbury, Stuart Hoff
 - Unit 6 Cindy DeSanzo
 - Unit 7 Judy Bartlett
- Dispensation of January 20, 2022 Master meeting Minutes
Motion to approve minutes as corrected by Dorothy Muller, 2nd by Linda Byrd. Passed 7/0.
- Motion to approve the Treasurers report for audit by Jim Schimpf. 2nd by Dorothy Muller. Passed 7/0
- Old business
 - A. Common Use Agreement
 - 1. Motion to accept the amend Page 2 item 6 to include “Exception- amendments to the pro-rata schedule or a change in the method in which an item will be invoiced will require unanimous approval of all seven Associations.” By Judy Bartlett. 2nd by Laura Mann. Motion Passed 6/1 Unit 4 voted no.
- New business
 - A. 40TH Street Speed/Gate access issues
 - 1. Motion to replace signage at the gate, 40th street and the median to include no outlet, gate information and directions to the exit. Not to exceed \$2000 by Jim Schimpf. 2nd by Kevin Pilsbury. Motion passed 7/0
 - 2. Motion to install speed tables on the 40th street gate by Kevin Pilsbury. 2nd by Laura Mann. Motion failed. 0/7
 - B. Mainlands South and Mainlands West intersection
 - 1. No motions made. No action taken
 - C. Mainlands Blvd US-19 Entrance Gate
 - 1. Motion to install a gate on the U.S. 19 entrance of Mainlands on Mainlands property not to exceed \$30,000 by Dorothy Muller. 2nd by Alan Waldauer. Motion Failed 0/7
 - 2. Gate committee will do further research.
 - D. Front Entry lawn contract
 - 1. Motion to accept the bid and contract from complete care landscaping for \$4,500 a year by Jim Schimpf. 2nd by Laura Mann. Pass 7/0
 - E. Lake treatment
 - 1. Motion to accept the proposal from Aquagenix to stock 12,000 Gambusia Minnows in lakes 1-5 not to exceed \$1,536.41 by Dorothy Muller. 2nd by Jim Schimpf. Motion Passed 5/0.

Laura Mann made a motion to adjourn the meeting. 2nd Kevin Pilsbury. Passed unanimously.

Meeting Adjourned 10:38 am

Master Association Budget 2023
 JANUARY 1, 2023 - DECEMBER 31, 2023

Unit	Acct #	Account	Budget 2021	Budget 2022	Budget 2023
1-5	7110-000	Insurance-General Liability	2,469.78	2,900.00	40,000.00
1-5	7110-001	Insurance-Crime	650.21	650.21	650.21
1-5	7110-002	Insurance-ERISA Bond	50.00	50.00	50.00
1-5	7110-003	Insurance-D&O Bond	4,200.00	4,400.00	4,800.00
1-5	7114-000	Insurance-Trucks	2,000.00	2,000.00	3,000.00
1-5	7210-000	Professional-Legal	7,000.00	7,000.00	6,000.00
1-5	7212-001	Professional-Audit	3,795.00	3,795.00	3,795.00
1-5	7310-000	Taxes & Licenses	80.00	80.00	80.00
1-5	7310-002	Tax-Corp Annual Report	70.00	70.00	70.00
1-5	7310-008	Tax -Federal Income	1,000.00	1,000.00	1,000.00
1-5	7510-000	Admin-Office	15,000.00	15,000.00	15,000.00
1-5	7510-009	Admin ExpensesWhse&Office Repairs	1,000.00	1,000.00	2,000.00
1-5	7510-012	Whse-Office Internal Labor	7,000.00	7,000.00	8,000.00
1-5	7610-001	Admin Salaries	202,799.61	205,537.98	218,000.00
1-5	7610-002	Admin Payroll Taxes	16,806.03	18,806.03	20,000.00
1-5	7610-004	Admin EE Insurance (7110-004)	23,000.00	26,000.00	29,000.00
1-5	7610-005	Admin Payroll Processing	6,500.00	6,650.00	7,000.00
1-5	7610-007	Admin Payroll Work Comp	3,408.67	6,500.00	6,950.00
1-5	7710-000	Lease - Warehouse	30,057.36	32,000.00	36,000.00
1-5	8021-001	Warehouse Salaries	336,000.00	330,000.00	333,000.00
1-5	8021-0011	Warehouse Payroll Taxes	19,732.74	23,732.74	34,200.00
1-5	8021-0013	Warehouse EE Insurance (7110-004)	56,238.72	67,188.76	67,188.76
1-5	8021-0015	Warehouse Payroll Processing	13,500.00	14,300.00	15,000.00
1-5	8021-0017	Warehouse Payroll Work Comp	14,331.24	16,331.24	22,000.00
1-5	8021-0014	Warehouse Uniforms (7510-010)	6,500.00	6,500.00	6,500.00
1-5	8022-000	Warehouse Billed to Units	(330,000.00)	(327,000.00)	(333,000.00)
1-5	8022-001	Warehouse Payroll Taxes/Work Comp Reimbursed	(31,735.12)	(38,063.98)	(56,000.00)
1-5	8022-002	Warehouse EE Insurance Reimbursed	(54,345.55)	(63,188.76)	(67,188.76)
1-5	8022-003	Warehouse Payroll Processing Reimbursed	(12,142.29)	(12,500.29)	(15,000.00)
1-5	8022-004	Warehouse Uniforms Reimbursed	(5,823.10)	(5,823.10)	(6,500.00)
1-5	8100-000	Warehouse Safety	1,000.00	1,000.00	800.00
1-5	8110-001	Vehicle Repairs	15,200.00	15,200.00	15,200.00
1-5	8110-006	Clubhse Janitorial Supplies	11,500.00	11,500.00	11,500.00
1-7	8110-039	Gates	2,500.00	3,600.00	3,600.00
1-7	8110-007	Front Entry	12,000.00	12,000.00	12,000.00
1-5	8110-035	Small Tools	2,600.00	2,600.00	2,600.00
1-5	8110-099	Fuel Trucks & Tools	200.00	200.00	400.00
1-4	8210-011	Lakes and Banks	27,000.00	27,000.00	27,000.00
1-5	8210-022	Medians	11,000.00	8,500.00	8,000.00
1-5	8710-000	Utilities-Electric/Office	4,700.00	5,400.00	5,600.00
1-7	8710-001	Utilities-Electric Front Entrance	1,050.00	1,700.00	2,000.00
1-7	8710-003	Utilities-Electric-Blvd Lights	1,500.00	1,600.00	1,900.00
1-5	8710-005	Utililities-Phone & Internet	6,000.00	6,000.00	6,000.00
1-5	8710-011	Utilities-Refuse Removal	2,250.00	2,400.00	2,400.00
1-4	8710-014	Utilities-Rain Sensors	1,000.00	1,500.00	1,700.00
			438,643.30	452,115.83	502,295.21

UNIT PRESIDENTS INITIALS

% INCREASE

9.99

UNIT 1: _____ UNIT 2: _____ UNIT 3: _____ UNIT 4: _____ UNIT 5: _____

MASTER ASSOCIATION BUDGET 2023

UNIT 1-4		
8210-011	\$	27,000.00
8710-014	\$	1,700.00
TOTAL	\$	28,700.00

UNIT 1	\$	7,516.67
UNIT 2	\$	6,480.65
UNIT 3	\$	7,781.18
UNIT 4	\$	6,921.51
TOTAL	\$	28,700.00

UNIT 1-7		
8110-007	\$	12,000.00
8710-001	\$	2,000.00
8710-003	\$	1,900.00
8110-039		\$3,600
TOTAL	\$	19,500.00

UNIT 1	\$	3,432.88
UNIT 2	\$	2,959.73
UNIT 3	\$	3,553.70
UNIT 4	\$	3,161.07
UNIT 5	\$	2,899.34
UNIT 6	\$	2,385.90
UNIT 7	\$	1,107.39
TOTAL	\$	19,500.00

UNITS 1-5 ALL OTHER ACCOUNTS		
	\$	454,095.21

UNIT 1	\$	97,387.71
UNIT 2	\$	83,964.77
UNIT 3	\$	100,814.85
UNIT 4	\$	89,676.66
UNIT 5	\$	82,251.21
TOTAL	\$	454,095.21

PRORATE SHARES

ANNUALLY		
UNIT 1	\$	108,337.26
UNIT 2	\$	93,405.15
UNIT 3	\$	112,149.73
UNIT 4	\$	99,759.24
UNIT 5	\$	85,150.55
UNIT 6	\$	2,385.90
UNIT 7	\$	1,107.39
TOTAL	\$	502,295.21

MONTHLY

UNIT 1	\$	9,028.10
UNIT 2	\$	7,783.76
UNIT 3	\$	9,345.81
UNIT 4	\$	8,313.27
UNIT 5	\$	7,095.88
UNIT 6	\$	198.83
UNIT 7	\$	92.28
	\$	41,857.93
		X12
TOTAL	\$	502,295.21