

Mainlands of Tamarac by the Gulf

PHONE (727)573-5670 FAX (727)573-0876

WWW.THEMAINLANDS.COM

MAINLANDS MASTER ASSOCIATION, INC.

BOARD MEETING

Wednesday August 14, 2024 9:30 AM

MAINLANDS CLUBHOUSE 4

9950 Mainlands Blvd North, Pinellas Park, FL 33782

AGENDA

- Call to order
- PLEDGE OF ALLEGIANCE
- Roll call
- Approval of Unapproved minutes
- Resident Questions
- Presidents' report
- Managers' report
- Old business
 - Unit 5 - Four way stop at Mainlands Blvd South and 40th Street.
- New business
 - 2025 Master Budget
 - Installation of 100 Carp for lakes 1-5
 - Aeration Maintenance Contract 1-4
 - Median signage
- Adjourn

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MAINLANDS MASTER ASSOCIATION, INC.

ANNUAL BOARD MEETING

Thursday January 11, 2024 9:00 AM

MAINLANDS CLUBHOUSE 2

4320 Mainlands Blvd North, Pinellas Park, FL 33782

Minutes

- Call to order Time: 9:00 a.m. by Ken Krywanek
- Roll call
Unit 1 Dorothy Muller, Unit 2 Alan Waldauer, Unit 3 Ron Kimball, Unit 4 Ken Krywanek and Ann DaSilva, Unit 5 Peggy Bartolotta-Whyte, Diane Bachman. Unit 6 Eileen Clark.
- Approval of Unapproved minutes
- Motion to approve the minutes of 8/17/23 and 10/12/2023.
- By: Ken Krywanek Second: Dorothy Muller. Motion Passed 6/0
- Old business – No old Business
- New business
 - Unit 5 - Four way stop at Mainlands Blvd South and 40th Street.
- Motion to install four-way stop at Mainlands Blvd South and 40th Street.
- By: Peggy Bartolotta-Whyte Second: Diane Bachman. Motion was Tabled.

- Election of 2024 Officers
President: Ken Krywanek Vote: Passed 5/0
1ST VP President: Peggy Bartolotta Whyte Vote: Passed 5/0
2ND VP President: Ron Kimball Vote: Passed 5/0
TREASURER: Jim Schimpf Vote: Passed 5/0
SECRETARY: Dorothy Muller Vote: Passed 5/0
- Adjourn
 - Motion to adjourn by Dorothy Muller, Second by Ann DaSilva. Passed 6/0.
Meeting Adjourned at 9:50 a.m.

Master Association Budget 2025

JANUARY 1, 2025 - DECEMBER 31, 2025

Unit	Acct #	Account	Budget 2023	Budget 2024	Budget 2025
1-5	7110-000	Insurance-General Liability	40,000.00	55,000.00	42,000.00
1-5	7110-001	Insurance-Crime	650.21	715.23	800.00
1-5	7110-002	Insurance-ERISA Bond	50.00	54.00	54.00
1-5	7110-003	Insurance-D&O Bond	4,800.00	5,000.00	5,000.00
1-5	7114-000	Insurance-Trucks	3,000.00	3,400.00	3,400.00
1-5	7210-000	Professional-Legal	6,000.00	3,000.00	3,000.00
1-5	7212-001	Professional-Audit	3,795.00	3,500.00	3,500.00
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	14,000.00	14,000.00
1-5	7510-009	Admin ExpensesWhse&Office Repairs/Insurance	2,000.00	2,000.00	3,400.00
1-5	7510-012	Whse-Office Internal Labor	8,000.00	4,000.00	4,000.00
1-5	7610-001	Admin Salaries	218,000.00	228,500.00	240,000.00
1-5	7610-002	Admin Payroll Taxes	20,000.00	24,000.00	24,000.00
1-5	7610-004	Admin EE Insurance (7110-004)	29,000.00	29,000.00	31,000.00
1-5	7610-005	Admin Payroll Processing	7,000.00	8,000.00	8,300.00
1-5	7610-007	Admin Payroll Work Comp	6,950.00	7,500.00	8,000.00
1-5	7710-000	Lease - Warehouse	36,000.00	40,000.00	44,000.00
1-5	8021-001	Warehouse Salaries	333,000.00	350,000.00	360,000.00
1-5	8021-0011	Warehouse Payroll Taxes	34,200.00	34,200.00	34,200.00
1-5	8021-0013	Warehouse EE Insurance (7110-004)	67,188.76	67,188.76	67,188.76
1-5	8021-0015	Warehouse Payroll Processing	15,000.00	15,500.00	15,500.00
1-5	8021-0017	Warehouse Payroll Work Comp	22,000.00	22,000.00	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	(333,000.00)	(350,000.00)	(360,000.00)
1-5	8022-001	Warehouse Payroll Taxes/Work Comp Reimbursed	(56,000.00)	(56,000.00)	(56,200.00)
1-5	8022-002	Warehouse EE Insurance Reimbursed	(67,188.76)	(67,188.76)	(67,188.76)
1-5	8022-003	Warehouse Payroll Processing Reimbursed	(15,000.00)	(15,500.00)	(15,500.00)
1-5	8022-004	Warehouse Uniforms Reimbursed	(6,500.00)	(6,500.00)	(6,500.00)
1-5	8100-000	Warehouse Safety	800.00	500.00	500.00
1-5	8110-001	Vehicle Repairs	15,200.00	14,000.00	14,000.00
1-5	8110-006	Clubhse Janitorial Supplies	11,500.00	9,000.00	9,000.00
1-7	8110-039	Gates	3,600.00	5,000.00	5,000.00
1-7	8110-007	Front Entry	12,000.00	11,000.00	11,000.00
1-5	8110-035	Small Tools	2,600.00	2,000.00	2,000.00
1-5	8110-099	Fuel Trucks & Tools	400.00	400.00	400.00
1-4	8210-011	Lakes and Banks	27,000.00	27,000.00	30,500.00
1-5	8210-022	Medians	8,000.00	7,000.00	7,000.00
1-5	8710-000	Utilities-Electric/Office	5,600.00	8,000.00	8,000.00
1-7	8710-001	Utilities-Electric Front Entrance	2,000.00	2,200.00	2,300.00
1-7	8710-003	Utilities-Electric-Blvd Lights	1,900.00	2,000.00	2,000.00
1-5	8710-005	Utilities-Phone & Internet	6,000.00	6,000.00	6,000.00
1-5	8710-011	Utilities-Refuse Removal	2,400.00	2,400.00	2,600.00
1-4	8710-014	Utilities-Rain Sensors	1,700.00	1,900.00	2,000.00
			502,295.21	527,419.23	537,904.00

UNIT PRESIDENTS INITIALS

% INCREASE

1.95

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

MASTER ASSOCIATION BUDGET 2024

UNIT 1-4		
8210-011	\$	30,500.00
8710-014	\$	2,000.00
TOTAL	\$	32,500.00

UNIT 1	\$	8,511.90
UNIT 2	\$	7,338.71
UNIT 3	\$	8,811.44
UNIT 4	\$	7,837.94
TOTAL	\$	32,500.00

UNIT 1-7		
8110-007	\$	11,000.00
8710-001	\$	2,300.00
8710-003	\$	2,000.00
8110-039		\$5,000
TOTAL	\$	20,300.00

UNIT 1	\$	3,573.71
UNIT 2	\$	3,081.15
UNIT 3	\$	3,699.49
UNIT 4	\$	3,290.75
UNIT 5	\$	3,018.29
UNIT 6	\$	2,483.79
UNIT 7	\$	1,152.82
TOTAL	\$	20,300.00

UNITS 1-5 ALL OTHER ACCOUNTS		
	\$	485,104.00

UNIT 1	\$	104,038.03
UNIT 2	\$	89,698.48
UNIT 3	\$	107,699.19
UNIT 4	\$	95,800.41
UNIT 5	\$	87,867.89
TOTAL	\$	485,104.00

PRORATE SHARES

ANNUALLY		
UNIT 1	\$	116,123.65
UNIT 2	\$	100,118.34
UNIT 3	\$	120,210.13
UNIT 4	\$	106,929.11
UNIT 5	\$	90,886.18
UNIT 6	\$	2,483.79
UNIT 7	\$	1,152.82
TOTAL	\$	537,904.00

MONTHLY

UNIT 1	\$	9,676.97
UNIT 2	\$	8,343.19
UNIT 3	\$	10,017.51
UNIT 4	\$	8,910.76
UNIT 5	\$	7,573.85
UNIT 6	\$	206.98
UNIT 7	\$	96.07
	\$	44,825.33
		X12
TOTAL	\$	537,904.00



AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement is made between DeAngelo Contracting Services, LLC d/b/a Aquagenix (“DCS”) and “CUSTOMER”.

Mainlands of Tamarac by the Gulf Unit 1-4
 10161 – 49th Street North, #1
 Pinellas Park, FL 33782
 Contact: Joe Polkowski Phone: (727) 573-5670
 Email: joe@themainlands.com

Both CUSTOMER and DCS agree to the following:

1. Site Locations: DCS will provide aquatic management services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement dated 5/2/2024 at the following aquatic site(s): (7) Aeration Systems
2. Contract Services: CUSTOMER agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:

Description	
Adjust timers	Included
Check and clean air filters	Included
Adjust (4) diffusers to ensure they are operating properly	Included
Change air filter every 6 months	Included
Replace seals and rings once a year	Included

Annual Program Investment: \$1,225.00 per qrt / \$ 4,900.00 per year

We will perform 4 inspections per year. Treatments are completed as necessary and will follow Florida Best Management Practices for management and control of aquatic vegetation and algae.

Scheduled Site Visits Per Month

January	0	February	0	March	1	April	0	May	0	June	1
July	0	August	0	September	1	October	0	November	0	December	1

3. Contract terms: The term of this Agreement shall start the month immediately following the contract signed date for a term of 1 year (the “Term”) and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

4. Automatic Renewal: At the end of the Term or any renewal thereof, this Agreement shall automatically renew for a term equal to its original Term and shall include a 4% increase in the monthly rate, unless a timely "Notice of Cancellation" has been received by DeAngelo Contracting Services as outlined in Paragraph 11.

5. Safety: DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

6. Insurance: DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

14330 Carlson Circle, Bldg J, Suite 4, Tampa FL 33626/ Ph 813.627.8710

7. Address Change: If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

8. Management Change: If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

9. Schedule of Payment and Penalties for past due invoices: CUSTOMER will be invoiced monthly and agrees to pay DCS within thirty (30) days after date of invoice at DCS's home office at 100 N Conahan Drive, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and may result in a suspension of services until invoices are paid in full.

10. Default: If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies: a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage. b. Filing of a mechanics lien on property for all monies due plus interest, DCS costs and attorney's fees incurred by DCS.

11. Termination Procedure: This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS, 100 N Conahan Drive., Hazleton, PA 18201. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DCS in accordance with paragraphs 11. b. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DeAngelo Contracting Services. c. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 11.

12. OTHER ITEMS:

a. Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,

b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.

c. The CUSTOMER is responsible for notifying DCS in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. DCS may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. DCS, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo Contracting Services harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.

d. A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most people. Most fish kill results from natural events such as weather patterns, water temperature, depth and quality, amount and type of plant growth, and fish community structure. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful negligence on the part of DeAngelo Contracting Services.

13. Contract Documents: This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

Brandon Lucas
DeAngelo Contracting Services

CUSTOMER

Brandon Lucas
PRINT NAME

PRINT NAME

5/2/2024
DATE

DATE

The offer contained in this Agreement is valid for thirty (30) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.



SPECIAL SERVICE AGREEMENT

This agreement is made between DeAngelo Contracting Services, LLC d/b/a Aquagenix (“DCS”) and “CUSTOMER”.

Mainlands of Tamarac by the Gulf Units 1-5
10161 – 49th Street North, #1
Pinellas Park, FL 33782
Contact: Joe Polkoski Phone: (727) 573-5670
Email: joe@themainlands.com
Both CUSTOMER and DCS agree to the following:

1. Site Locations: DeAngelo Contracting Services will provide the following service(s) on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following site(s) Units 1-5

2. Scope of Work: CUSTOMER agrees to pay DeAngelo Contracting Services the following amount for the one-time special service project as described:

#	Description	Total Due
	Revenue needed to stock 100, 8”-10” Grass Carp. Carp will be delivered and released in pond following fish & wildlife guidelines. Proof of permit needed before stocking.	
	Material	\$ 2,588.00
	Shipping	\$ 0.00
	Labor	\$ 190.00
	Sub Total	\$ 2,778.00
	Tax (7% on material)	\$ 181.16
	Total Project Cost	\$ 2,959.16

3. Contract Terms: The term of this Agreement shall be continuous without interruption until the project is completed or this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

4. Safety: DeAngelo Contracting Services agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

5. Insurance: DeAngelo Contracting Services agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

6. Address Change: If DeAngelo Contracting Services or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

7. Management Change: If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DeAngelo Contracting Services of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

*14330 Carlson Circle, Bldg J, #4, Tampa FL 33626
Phone: 813.627.8710*

8. Schedule of Payment and Penalties for past due invoices: CUSTOMER will be invoiced upon completion of the special service agreement and agrees to pay DeAngelo Contracting Services within thirty (30) days after date of invoice at the DCS home office at 100 North Conahan Drive, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and will result in customer becoming responsible for all charges that are necessary to collect the full amount of the invoice plus said necessary collection charges.

9. Default: If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies:

a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.

b. Filing of a mechanics lien on property for all monies due plus interest, DeAngelo Contracting Services costs and attorney's fees incurred by DeAngelo Contracting Services.

10. Termination Procedure: This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DeAngelo Contracting Services, 100 North Conahan Drive, Hazleton, PA 18201.

11. OTHER ITEMS:

a. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.

b. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of any products.

c. Customer agrees to notify and locate for company any private in ground utilities or structures. If customer does not notify and locate for company private in ground utilities or structures, company is not responsible for damages to said utilities or structures. Company will have public in ground utilities located through 811.

d. DeAngelo Contracting Services will make every attempt to protect all work areas from excess damage and wear and tear. Minor cosmetic damage may occur that given time will return to pre work condition.

12. Contract Documents: This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DeAngelo Contracting Services and CUSTOMER.

Brandon Lucas
DeAngelo Contracting Services

Brandon Lucas
PRINT NAME

7/24/2024
DATE

CUSTOMER

PRINT NAME

DATE