

Mainlands of Tamarac by the Gulf

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

WWW.THEMAINLANDS.COM

MAINLANDS MASTER ASSOCIATION, INC.

BOARD MEETING

Tuesday October 20, 2026 9:30 AM

MAINLANDS CLUBHOUSE 3

10050 Mainlands Blvd North, Pinellas Park, FL 33782

AGENDA

- Call to order
- PLEDGE OF ALLEGIANCE
- Roll call
- Approval of 9/18/2026 minutes
- Resident Questions
- Presidents' report
- Managers' report
- Old business
 - None
- New business
 - Front entry painting
 - Mainlands blvd/40th Street road repairs
- Adjourn

Immediately following the meeting, the board Presidents and Treasurers of Units 1-5 will meet in a closed meeting to discuss personnel matters.

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MAINLANDS MASTER ASSOCIATION, INC.

BOARD MEETING

Thursday June 18, 2026 9:30 AM

MAINLANDS CLUBHOUSE 1

9650 Mainlands Blvd West, Pinellas Park, FL 33782

Minutes

- Call to order by Ken Krywanek at 9:30 a.m.
- Roll call
Unit 1 Dorothy Muller, Unit 2 Alan Waldauer, Unit 2 Jim Schimpf, Unit 3 Ron Kimball, Unit 4 Deb Schnitzler, Unit 4 Ken Krywanek, Unit 5 Peggy Bartolotta-Whyte, Unit 5 Diane Bachman, Unit 6 Eileen Clark, Unit 7 Rick Ealey.
- Approval of 1/21/2026 minutes
Motion by Deb Schnitzler, 2nd by Diane Bachman. Passed 7/0
- Old business
None
- New business
None
- Adjourn

Motion to adjourn the meeting by Peggy Bartolotta-Whyte, 2nd by Deb Schnitzler. Passed 7/0 meeting adjourned at 9:45 a.m.

L&T Brothers, Inc.
DBA Lowes Commercial Painting
"Need the pros call Lowe's"

Mainland Entrance Signs
U.S. Hwy 19
Pinellas Park, FL 33782
Joe Polkowski-Joe@themainlands.com

October 6, 2026

Work to be done on all exterior masonry:

1. Cleaning of masonry surfaces-

All masonry surfaces will be pretreated with a fungicide solution. Following pretreatment, all masonry surfaces will then be pressure cleaned at no less than 3500 PSI to remove all mildew, dirt, chalk, or debris.

2. Surface preparation-

An inspection will be performed for any stress cracks or voids, all cracks and voids will be repaired with an elastomeric patching compound to blend with existing texture or surface. All existing deteriorated caulk up to (1/8 inch) will be removed prior to new caulking application. All window returns (masonry to metal) and previously caulked intersections will be caulked as needed. All loose or peeling paint will be scraped and sanded to a clean paintable surface.

3. Masonry primer/sealer-

All masonry surfaces will be sealed following surface preparation with one coat of **Florida Paints Aquaseal Clear Sealer** that is to be applied prior to finish paint application to assure full adhesion of finish paints.

4. Finish paint application-

Once the sealer has thoroughly dried one coat of **Florida Paints Glades Satin** finish paint will be applied. All finish coats will be applied evenly and free of runs, drips, or sags. All areas not being painted such as windows, bushes, and sidewalks will be dropped, masked, or covered assuring no drips or overspray.

Masonry to be included-

1. Entrance signs (2)

Note- All exposed skyward sills will receive a mid coat prior to finish paint application

All masonry areas not mentioned in the included/optional surfaces will be excluded from the proposed work

Pinellas License # C8665 – Hillsborough License # PA2882

1

12461 Creekside Dr, Largo, Florida 33773
Phone (727) 742-1492 / Fax (727) 545-1076

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October 6, 2026

Work to be done to exterior metal

1. Surface preparation-

All metal surfaces will be wiped free of dirt and debris with denatured alcohol. All doors cleaned will then be inspected for rust or loose paint. All areas of rust will be scraped, sanded and spot primed with rust inhibitive primer. All rails will be fully primed prior to finish paint application

2. Finish paint application-

Once primed areas dry thoroughly one coat of **Florida Paints Glades Satin** finish coat will be applied. All finish paints will be applied evenly with a spray like finish assuring no brush marks or sags.

Meatal to be included-

1. Metal attached to masonry

All metal areas not mentioned in the included/optional surfaces will be excluded from the proposed work

Factory finished items will be excluded unless proposal arrangements are made

Rust is a reoccurring problem that cannot be fully corrected by painting procedures nor paint product. It is or goal in prep and application of product to retain rust the best we can. In any circumstance, there may be no warranty applied to reoccurring rusted areas.

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2

12461 Creekside Dr, Largo, Florida 33773
Phone (727) 742-1492 / Fax (727) 545-1076

www.lowescommercialpainting.com

mike@lowespainting.com

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U.S. Hwy 19
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Joe Polkowski-Joe@themainlands.com

October 6, 2026

Conditions and terms of contract:

This proposal has been offered on behalf of [Lowe's Commercial Painting](#) and will be carried out by [Lowe's Commercial Painting](#) employees. Start dates for all projects will be predetermined and finish dates will be posted prior to determined start date. Payment terms will be predetermined based on project financing.

There will be a **Seven-year** labor and material guarantee against chipping, flaking, cracking, and peeling on masonry due to faulty workmanship and/or materials.

This warranty applies only to the products and application procedures performed/provided by [Lowes Commercial Painting](#) and is limited based on previous conditions such as moisture levels, sun exposure, previous coating failure or excessive traffic.

Payment terms of contract:

[Lowe's Commercial Painting](#) proposes to furnish all labor, material and equipment required in meeting the above-mentioned specifications:

_____ Main bid: \$ 7,500.00 for painting all exterior surfaces mentioned in the provided specification and this proposal

Scott@lowescommercialpainting.com

Revisions to specification, scheme or scope will alter the price of the bid

Please review, initial accepted options and contact our office for the Final Contract if the job specifications mentioned above are satisfactory and acceptable. Any unsigned contract will be void after (90) days.

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12461 Creekside Dr, Largo, Florida 33773
Phone (727) 742-1492 / Fax (727) 545-1076

www.lowescommercialpainting.com

mike@lowespainting.com

The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B

TARPON SPRINGS, FLORIDA 34689

PHONE: (727) 726-0233 • FAX: (727) 726-9463

www.dailygroup.com

October 13, 2026

Board of Directors @ Mainlands of Tamarac Master Association

Phone: 727-573-5670

C/o: Mr. Joe Polkowski

10161 49th St. North, Suite L

Pinellas Park, FL 33782

REFERENCE: MAINLANDS MASTER ASSOCIATION FRONT ENTRY PROJECT

Dear Mr. Polkowski:

PLEASE ACCEPT THIS AS OUR REVISED PROPOSAL TO PROPERLY PREPARE AND PAINT THE AREAS AS OUTLINED BELOW USING PRODUCTS FURNISHED THROUGH FLORIDA PAINTS.

INCLUDED IN THIS PROPOSAL:

Mildicide and pressure clean all paintable surfaces. Apply one coat of clear sealer. Caulk and patch detail. Repair stucco as needed (Priced as option). Apply one coat of elastomeric to the top side only of all surfaces. Apply two finish coats of Florida Paints Seaside Satin Finish to all paintable surfaces.

EXCLUDED FROM THIS PROPOSAL:

Unpainted decorative block and stone. Fountain basins. Light fixtures. Signage. Any item not specifically mentioned in the "included" portion of this proposal.

OPTION # 1: Stucco removal and replacement.

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October 13, 2026

NOTE:

1. ALL WORK WILL BE PERFORMED BY FULLY QUALIFIED PAINTERS UNDER THE SUPERVISION OF A JOB FOREMAN WHO WILL MAINTAIN REGULAR CONTACT WITH ALL OWNERS' REPRESENTATIVE.
2. DUE CARE WILL BE TAKEN BY THE PAINTING CONTRACTOR TO PROTECT ALL AREAS SURROUNDING DAILY WORK, I.E., SHRUBBERY, WALKWAYS, SCREENS, LIGHT FIXTURES, ETC.
3. ALL MATERIAL WILL BE DELIVERED TO THE JOB SITE BY THE MANUFACTURER IN UNOPENED CONTAINERS.
4. ALL MATERIAL AND EQUIPMENT WILL BE STORED (JOB TRAILER OR WORK VAN) IN A DESIGNATED AREA. ALL AREAS OF DAILY WORK WILL BE LEFT IN A CLEAN AND NEAT CONDITION.
5. IN THE EVENT THAT ANY BUILDING DEFECTS SHOW UP WHICH COULD NOT BE PRE-DETERMINED DURING THE BIDDING INSPECTION, THE COST OF REPAIRING SUCH DEFECTS WILL BE NEGOTIATED WITH THE OWNERS BEFORE SUCH REPAIRS ARE MADE.
6. A CERTIFICATE OF INSURANCE (\$1,000,000) WILL BE ISSUED TO OWNERS PRIOR TO THE START OF WORK.
7. BID PRICE INCLUDES ALL LABOR, MATERIAL, INSURANCE, EQUIPMENT AND TAXES.
8. OWNER/REPRESENTATIVE WILL FURNISH PROPER ELECTRICAL OUTLETS AND REQUIRED ELECTRICAL CURRENT TO EQUIPMENT DEEMED NECESSARY FOR JOB COMPLETION. REQUIRED WATER SUPPLY FOR JOB WILL BE THE RESPONSIBILITY OF THE OWNER/REPRESENTATIVE.
9. THIS PROPOSAL DOES NOT INCLUDE ANY CARPENTRY REPAIRS, MAJOR STUCCO REPAIRS OR ANY SCREEN REPLACEMENT.
10. **WARRANTY.** ALL WORK PERFORMED WILL BE WARRANTED FROM THE DATE OF COMPLETION FOR 7 YEARS. THE DAILY GROUP, INC. WARRANTS THAT THERE WILL BE NO PEELING, BLISTERING OR EXCESSIVE CHALKING DUE TO DEFECTIVE WORKMANSHIP ON ALL MASONRY SURFACES. THIS WARRANTY DOES NOT COVER FAILURE OF MATERIALS OR PRODUCTS WHICH MAY OR MAY NOT BE WARRANTED BY MANUFACTURER, OR FAILURE CAUSED BY BREAKDOWN OR CONDITION OF THE SUBSTRATE OR THE UNDERLYING SURFACE, PREVIOUS PAINT FILM, STRUCTURAL DEFECTS, BUILDING SETTLING OR MOVEMENT, VANDALISM, MISUSE OF THE PAINTED SURFACE, EXCESSIVE HEAT OR MOISTURE, HAIL, FLOODS, HURRICANES, WINDSTORMS, OR OTHER ACTS OF GOD, IMPROPER CLEANING OR MAINTENANCE PERFORMED BY OTHERS, ABRASION, COLLISION, CONDENSATION, OR OTHER MOISTURE UNDER OR FROM WITHIN THE BUILDING OR SURFACE, OR SEEPAGE OR LEAKAGE THROUGH UNCOATED AREAS OF THE BUILDING. OUR WARRANTY, AND THE WARRANTY OF THE MANUFACTURER, IF ANY, IS THE EXCLUSIVE REMEDY OF THE OWNER. THE DAILY GROUP, INC. WILL NOT BE RESPONSIBLE FOR ANY CONSEQUENTIAL DAMAGES. THIS WARRANTY IS IN LIEU OF ANY AND ALL OTHER EXPRESSED OR IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
11. THE DAILY GROUP, INC. WILL MAKE ALL EFFORTS TO REASONABLY RESOLVE ANY DISPUTES ARISING UNDER THIS AGREEMENT. IF, HOWEVER, LITIGATION SHALL BECOME NECESSARY, THE PARTIES AGREE THAT VENUE SHALL BE PROPER ONLY IN PASCO, HILLSBOROUGH OR PINELLAS COUNTY, AND THAT THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER ITS REASONABLE ATTORNEY'S FEES AND COURT COSTS FROM THE NON-PREVAILING PARTY.

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www.dailygroup.comBoard of Directors @ Mainlands of Tamarac Master Association
C/o: Mr. Joe PolkowskiPage 3 of 3
October 13, 2026**MAIN BID\$15,295.00**

Please initial accepted option:

_____ **OPTION #1\$22.95 per square foot (not to exceed 100 sq. ft without addition approval)**

I hereby propose to PERFORM the above complete in accordance with the above specifications
 for the sum of AS STATED ABOVE Dollars (\$ _____)
 Payments to be made as follows: AS AGREED UPON WITH OWNERS AND MANAGEMENT

All material in this contract is guaranteed to be as specified, and the entire job is to be done in a neat and substantial manner.

Any alteration or deviation from the specifications herein agreed upon involving extra cost of labor and material, will be executed only upon written orders for same, and will become an extra charge over the sum mentioned in this contract.

Date _____ Signed JAMES M. KING
 JMK/blm 

ACCEPTANCE OF ESTIMATE

The foregoing terms, specifications and conditions are satisfactory, and the same are hereby accepted and agreed upon, and you are hereby authorized to execute the same.

Date _____ Signed _____

This Contract is void _____ days from date unless and returned to bidder.



Proposal

#99981

Date: 10/15/26

727-614-2580

Att : **Joe**

Address : **9998 36th St, 9015 40th St, 9050 40th St, Pinellas Park**

PROPOSED PROJECT

Asphalt Repair:

Repairs.

9998 36th St
1 small sawcut repair

9015 40th St
3 small sawcut repairs

9050 40th St
1 small sawcut repair

Clean Asphalt for proper adhesion of tack coat.

Apply tack coat to 5 cut repair areas.

Repair areas, type S-3 Hot Plant Mix asphalt.

Cool and compact with multi-ton vibratory roller.

Total : \$1,250

Customer is responsible for moving all obstacles such as dumpsters, vehicles, Etc.

Payment is to be made in full upon completion.

***Quote good for 30 days.**

***We accept cash, checks & cards with an additional 4% fee.**

***50% deposit required at the time of scheduling.**



9998 36th street



9050 40th street



9015 40th street