

Mainlands of Tamarac by the Gulf
Date 2nd Notice Sent October 25, 2019

Unit Two Homeowners Association, Inc.

10161 – 49th Street N - Suite L

Pinellas Park, FL 33782

Voting 6 p.m. – 7 p.m.

Meeting Starts at 7 p.m.

November 12, 2019

SECOND NOTICE OF ANNUAL MEETING TO ALL MEMBERS:

On Tuesday, November 12, 2019, at the Unit Two Clubhouse, 4320 Mainlands Blvd, Pinellas Park, FL 33782, the Annual Meeting of the Association will be held for the purpose of *voting on the reserves* and such other business as may lawfully be conducted.

Agenda:

- | | |
|--|------------------------------|
| 1. Pledge of Allegiance to the Flag | 7. Directors Reports |
| 2. Certifying a Quorum/Call to Order | 8. Special Speaker |
| 3. Proof of Notice of Meeting | 9. Unfinished Business |
| 4. Reading/Approval of Minutes of November 13, 2018 Annual Meeting | 10. New Business |
| 5. Introduction of Inspectors | a. Vote on Reserves (Budget) |
| 6. President's State of the Unit | b. Vote on Other Business |
| | c. Announce 2020 Board |
| | 11. Adjournment |

One-third of all Association Members (a quorum) must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is, therefore, **VERY IMPORTANT** that you either **attend or provide a proxy** in order for us to conduct the business at hand.

(Instructions on voting by proxy are included in this mailing.)

This year there will be no election for the Board. There were four positions to be voted upon and four candidates responded to fill those positions. **Therefore, an election is not necessary.**

Also enclosed with this notice is a ballot asking for your vote on the following: 1) Voting on the Reserves (Budget) 2) Should the Association roll over and apply any surplus funds that exist in its Operating Account for its fiscal/calendar year ending in 12/31/2019, to offset common expenses that will be incurred in the following fiscal/calendar year, 2020, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-

604. Items 1 and 2: By Florida Statutes, we must get 51% of the unit owners voting by proxy or attending the meeting to approve Items 1 and 2.

3) Request additional parking spaces for golf carts and motor vehicles on the library side of the clubhouse. 4) Request that the temporary Bocce Court be replaced with a permanent court. 5) Request to add a second shelter in the pool area to be against the rear wall of the clubhouse equipped with cooling fans. Items 3, 4 and 5: By Florida Statutes, we must get 75% of the unit owners voting by proxy or attending the meeting to approve using these monies for what they are intended. With your affirmative vote, we will proceed with the material plans.

Also, included in this mailing is a Unit Two Census. Please be sure to execute this form to avoid our having to contact you personally.

Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association.

The Agenda for this Board of Directors Meeting is as follows:

1. Certifying quorum – Call to Order
2. Proof of Notice of Meeting
3. New Business – **Choose Officers**
4. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS

Fay Burgeson, Board Secretary

VOTING BY PROXY

If you are unable to attend the meeting, you may wish to vote by limited proxy. Please note the following information about PROXIES:

1. A limited proxy is for the purpose of appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. The proxy must be signed by the Designated Voter for the Unit.
2. The proxy should be submitted to the Association Secretary prior to the scheduled time of the Meeting. It can be hand-delivered by you or your proxy or mailed to the Unit Secretary in the enclosed envelope. It is encouraged that the proxy be submitted as long before the Meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the Meeting in person, you may withdraw your proxy when you register at the Meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that they will be unable to attend the Meeting.
5. A proxy form is **enclosed** with this notice for your use, **if needed**.
6. The proxy form includes a ballot for the budget as well as other business items requiring your approval.
7. Instructions for Marking and Returning the Ballot for your 2019 Budget and other Business Choices:
 - The ballot must be placed and sealed in the 'ballot' envelope. The 'ballot' envelope must then be placed and sealed in the envelope addressed to the Voting Director.
 - **You must fill in the unit information on the outside of the envelope addressed to the Voting Director and have the voting member designated on the Certificate of appointment of Voting Representative, sign his/her name with the BLK & LOT Number.**

BLOCK# _____ Lot # _____
_____ SIGNATURE OF DESIGNATED VOTER

- **The Ballot must be received by the Voting Director of the Unit by no later than the beginning of the meeting.**
8. Again, please be sure to mail in your proxy **or** attend the Annual Meeting.

IF YOU WILL ATTEND THE MEETING, YOU WILL NOT NEED TO SUBMIT YOUR BALLOT BY PROXY. JUST COME TO THE MEETING WHERE YOU WILL REGISTER AND GET A BALLOT FOR VOTING AT THE CLUBHOUSE.

LIMITED PROXY

*The undersigned hereby appoints: **(Check one)**

_____ a) Fay Burgeson, Board Secretary, on behalf of the Board of Directors **(OR)**

_____ b) _____, (if you check **b**), **PRINT** the name of your proxy)

As my/our Proxy, *with full powers of substitution, for and in the name(s), place and stead of myself/ourselves, the homeowner(s) to appear, represent and cast votes upon any matters on behalf of myself/ourselves, the homeowner(s), at the **ANNUAL Meeting of Mainlands of Tamarac by the Gulf, Unit Two Association, Inc., to be held on Tuesday, November 12, 2019, at 7:00 p.m. , at the Unit Two Clubhouse, 4320 Mainlands Blvd, Pinellas Park, FL 33782**, and any adjournment thereof. This shall be a general proxy, with the exception of any items listed below.

Statutory Limited Powers: Pursuant to F.S. 718.112(2)(b), I hereby specifically instruct my Proxy to cast my vote in reference to the following matters, as instructed:

1. **Should the Association reduce, but not totally waive reserve funding for the coming fiscal year, in an amount to be determined by the Board of Directors?**

a. **PARTIALLY FUNDED \$365.00**

b. **FULLY FUNDED \$987.00**

(Waiving of reserves, in whole or in part, or allowing alternative uses of existing reserves may result in unit owner liability for payment of unanticipated special assessments regarding those items.)

2. **Should the Association roll over and apply any surplus funds that exist in its Operating Account for its fiscal/calendar year ending 12/31/2019, to offset common expenses that will be incurred in the following fiscal/calendar year, 2020, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-604?**

_____ YES _____ NO

3. **Should the Unit add additional parking for golf carts and motor vehicles. This can be done on the library side of the building. The funds are available for this.**

_____ YES _____ NO

4. **Should the Unit replace the temporary Bocce Court with a permanent court. There will be no cost to the homeowners as the clubs will pay for this project.**

_____ YES _____ NO

5. **Should the Unit add a second shelter to the pool area. This would be against the rear wall of the clubhouse and would be equipped with cooling fans.**

_____ YES _____ NO

Signature of Designated Voter: _____

Address of Designated Voter : _____

*Failure to check either (a) or (b), or if (b) is checked, failure to write in the name of the proxy, is an appointment of the Vice-President/Secretary of the Association as your proxyholder.

MAINLANDS UNIT 2 APPROVED PARTIALLY FUNDED BUDGET 2020

ACCT #	DESCRIPTION	ANNUAL 2019	MONTHLY 2019	ANNUAL 2020	MONTHLY 2020	YEARLY CHANGE
7510-000	Admin & Office	\$2,520.00	\$210	\$2,620.00	\$218	\$100
7212-001	Audit	\$8,400.00	\$700	\$8,400.00	\$700	\$0
7710-001	Lease Recreation Hall	\$132,192.00	\$11,016	\$132,192.00	\$11,016	\$0
7110-000	Insurance-General	\$13,200.00	\$1,100	\$13,200.00	\$1,100	\$0
7110-002	Insurance-Flood P/P	\$2,520.00	\$210	\$2,520.00	\$210	\$0
7210-000	Professional-Legal	\$6,000.00	\$500	\$6,000.00	\$500	\$0
8010-000	Common Assn. Exp	\$77,376.00	\$6,448	\$78,586.00	\$6,549	\$1,210
7310-002	Tax Corp. Annual Exp	\$180.00	\$15	\$150.00	\$13	-\$30
7310-008	Tax-Income	\$3,000.00	\$250	\$6,000.00	\$500	\$3,000
7310-003	Tax-State Condo Agency	\$2,400.00	\$200	\$1,200.00	\$100	-\$1,200
8710-001	Utilities-Electric-Clubhouse	\$15,000.00	\$1,250	\$15,000.00	\$1,250	\$0
8710-006	Utilities-Pool Fuel	\$10,000.00	\$833	\$10,000.00	\$833	\$0
8710-005	Utilities-Telephone	\$500.00	\$42	\$500.00	\$42	\$0
8710-007	Utilities-Water/Sewer	\$240,000.00	\$20,000	\$247,200.00	\$20,600	\$7,200
8710-012	Cable TV	\$152,691.84	\$12,724	\$157,631.04	\$13,136	\$4,939
7810-000	Delinquent Acct	\$3,000.00	\$250	\$3,000.00	\$250	\$0
8210-001	Lawn Contract	\$109,197.88	\$9,100	\$109,197.88	\$9,100	\$0
8312-000	Pool Maintenance	\$9,000.00	\$750	\$9,000.00	\$750	\$0
7310-006	Pool Permit	\$300.00	\$25	\$300.00	\$25	\$0
8110-038	Rec Area Maintenance	\$3,000.00	\$250	\$5,000.00	\$417	\$2,000
8021-000	Salaries-Maintenance	\$24,000.00	\$2,000	\$24,720.00	\$2,060	\$720
8150-000	Operating Contingency	\$0.00	\$0	\$0.00	\$0	\$0
8710-010	Reclaimed Water	\$9,600.00	\$800	\$9,600.00	\$800	\$0
	Total Operating Budget	\$824,077.72	\$68,673	\$842,016.92	\$70,168	\$17,939
					% Increase	2.130503506
3025-001	Pool Remarcite	\$100.00	\$8	\$0.00	\$0	-\$100
3040-000	Sewer	\$240.00	\$20	\$240.00	\$20	\$0
3041-000	Water	\$5,400.00	\$450	\$10,800.00	\$900	\$5,400
3052-000	Storm Drains	\$6,000.00	\$500	\$5,000.00	\$417	-\$1,000
2025-000	Rec Area Pool	\$6,000.00	\$500	\$4,800.00	\$400	-\$1,200
3031-000	Fascia/Bldg./Home Repair	\$13,000.00	\$1,083	\$13,000.00	\$1,083	\$0
3026-000	Landscaping Sod	\$5,000.00	\$417	\$3,600.00	\$300	-\$1,400
3046-000	Sprinklers	\$25,000.00	\$2,083	\$25,000.00	\$2,083	\$0
3020-000	Roof/Hse-Wash/Paint	\$66,000.00	\$5,500	\$69,416.00	\$5,785	\$3,416
3021-000	Paving Streets	\$30,000.00	\$2,500	\$0.00	\$0	-\$30,000
3022-001	Walks	\$12,000.00	\$1,000	\$12,000.00	\$1,000	\$0
3023-000	Roofs-Repair/Replace	\$150,000.00	\$12,500	\$300,000.00	\$25,000	\$150,000
3027-000	Sea Walls	\$120.00	\$10	\$120.00	\$10	\$0
	Total Reserve Budget	\$318,860.00	\$26,572	\$443,976.00	\$36,998	\$125,116
	Total Operating & Reserve	\$1,142,937.72	\$95,245	\$1,285,992.92	\$107,166	\$250,232
	Monthly Maintenance = Total Amount/294 Homes/12 Months		\$324		\$365	\$41
					% Increase	11.12410479

MAINLANDS UNIT II
2020 APPROVED FULLY FUNDED BUDGET

ACCT #	ITEM	Useful Life Est'd	Replacement Est'd	Estimated Funded 12/31/2019	Unfunded Replacement Est'd	Remaining Life Est'd	Annual Requirement	
3025-001	Remarcite	10	\$52,000.00	\$56,700.00	-\$4,700.00	1	-\$4,700.00	
3040-000	Sewer	45	\$1,298,386.00	\$79,125.82	\$1,219,260.18	5	\$243,852.04	
3041-000	Water	50	\$1,422,283.00	\$1,000.00	\$1,421,283.00	5	\$284,256.60	
3052-000	Storm Drains	40	\$961,047.00	\$69,000.00	\$892,047.00	20	\$44,602.35	
3025-000	Rec. Area/Pool	50	\$1,342,415.00	\$27,170.00	\$1,315,245.00	8	\$164,405.63	
3031-000	Fascia/Bldg./Home Repair	10	\$222,598.00	-\$4,326.00	\$226,924.00	4	\$56,731.00	
3026-000	Lawn - Sod	10	\$246,667.00	\$4,300.00	\$242,367.00	4	\$60,591.75	
3046-000	Sprinklers/Pumps	40	\$1,938,746.00	\$27,000.00	\$1,911,746.00	3	\$637,248.67	
3020-000	Roof/Hse-Wash/Paint	5	\$265,000.00	\$0.00	\$265,000.00	2	\$132,500.00	
3021-000	Streets	25	\$220,000.00	\$190,000.00	\$30,000.00	5	\$6,000.00	
3022-001	Walks	35	\$1,486,867.00	-\$25,000.00	\$1,511,867.00	3	\$503,955.67	
3023-000	Roofs-Repair/Replace	30	\$4,750,099.00	\$660,000.00	\$4,090,099.00	8	\$511,262.38	
3027-000	Sea Walls	50	\$839,009.00	\$27,350.00	\$811,659.00	9	\$90,184.33	
	Total Fully Funded Reserve Budget for 2020						\$2,730,890.40	
	Total Fully Funded Operating Budget for 2020						\$ 750,870.00	
	Total Amount						<u>\$3,481,760.40</u>	
	Monthly Maintenance = Total Amount/294 Homes/12 Months							\$ 987

Mainlands Unit 2 Resident Information Update Form

Date: _____

Block/Lot: _____ Renter or Owner: _____

Address: _____

Names and dates of birth for all residents at this address:

_1) _____

_2) _____

_3) _____

Other _____

Phone: _____ Listed or Unlisted: _____

eMail Address: _____

Emergency Contact:

Name _____

Phone _____

Relationship _____

If you are a renter, please answer the following:

Name of Owner: _____

Address of Owner: _____

Phone of Owner: _____

If you are a renter or an owner that spends part of the year at another address, please advise the address, the phone number and approximate months of year at that address:

If you are an owner, please indicate the following:

Name of current Designated Voter: _____

Signature of Designated Voter: _____

If the Designated Voter has change for some reason, indicate the reason:
