

Mainlands of Tamarac by the Gulf

Unit Two Condominium Association, Inc.

**10161 – 49th Street N
Pinellas Park, FL 33782**

September 8, 2020

To All Members:

Our Annual Meeting of the Homeowners Association will be held on Tuesday, November 10, 2020, at 7:00 p.m. at the Unit Two Clubhouse. The meeting may be held VIRTUALLY if current health guidelines remain in effect.

Instructions: Online: <https://global.gotomeeting.com/join/697256701> Phone: 1 (646) 749-3122 Access Code: 697-256-701 (in the USA).

This meeting is being held for the purpose of electing three (3) Directors, voting on the 2021 Annual Budget, and conducting such other business as may be lawfully specified on the agenda.

Subsequent to this “**FIRST NOTICE**”, you will receive a “**SECOND NOTICE**” of the Annual Meeting which will specify the agenda and advise you of additional information pertinent to the meeting.

The purpose of this notice is to notify you of the date, time and place of the Annual Meeting, the elections and to inform you of the process of qualifying for the Board Ballot.

Qualifying for the Board: On or before **Thursday, October 1, 2020**, the Secretary of the Association **must receive written notice, either by mail or in person**, of your desire to be a candidate for the Board. The attached “**NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD**” should be used for that purpose.

If you intend to be a candidate for the Board, you may submit a resume’ of one (1) page, **typed or handwritten on an 8-1/2 x 11 sheet of paper**, containing your qualifications and/or platform for the office. The resume, along with your “**NOTICE OF INTENT**” must be submitted to the Secretary of the Association, at the address shown below by October 1, 2020.

A copy of the candidates’ resumes and proxy ballot will be mailed to voting members at least 15 days prior to the date of the Annual Meeting along with the agenda for that meeting.

Also included is the Mainlands Unit Two Proposed Budgets for 2021. The final vote to approve the 2021 Budget will be taken at the **virtual** Budget Meeting on Tuesday, October 6, 2020 – 7 p.m.

See above for the **virtual** meeting instructions.

By order of the Board of Directors,

Faith Burgeson

**Faith (Fay) Burgeson, Unit II Board Secretary
10028 Mainlands Blvd N
Pinellas Park, FL 33782**

**NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS
OF
MAINLANDS OF TAMARAC BY THE GULF NO. TWO, ASSOCIATION, INC.**

I, _____, hereby place my name in nomination as a candidate for the Board of Directors of MAINLANDS OF TAMARAC BY THE GULF NO. TWO, ASSOCIATION, INC.

I am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.
(Please type or print your name beneath your signature).

Date: _____

Signature

Print Name

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

- I. In a condominium with more than 10 units, if you and a co-owner of your unit would serve on the board at the same time, unless you own more than one unit or unless there are not enough eligible candidates to fill the vacancies on the board.**
- II. You were a Director who was suspended or removed by the Division and such suspension or removal time period is pending.**
- III. You are more than 90 days delinquent in the payment of any fee, fine, or special or regular assessment.**
- IV. You were convicted of a felony in Florida or convicted of an offense in another jurisdiction that would be considered a felony in Florida (unless your civil rights have been restored for least five years as of the date of the election)**
- V. You are a Director charged by information or indictment with a felony theft or embezzlement offense involving the Association's funds or property and such criminal charge is pending.**

MAINLANDS UNIT II
BOARD MEETING

Tuesday – October 6, 2020
7:00 P.M.

Virtual Meeting

<https://global.gotomeeting.com/join/697256701>

You can also dial in using your phone.

United States: +1 (646) 749-3122 Access Code: 697-256-701

✚ Call to order: **President, George Filiau**

✚ Roll Call: **Secretary, Faith (Fay) Burgeson**

1. _____ George Filiau
2. _____ Pete Whyte
3. _____ Fay Burgeson
4. _____ Alan Waldauer
5. _____ Jim Schimpf
6. _____ Bob Arsenault
7. _____ Bob Gambaro

✚ Read Minutes of Last Meeting:

Secretary Fay Burgeson

1. Motion to approve minutes as read _____
2. Motion Seconded _____
3. Poll Board _____

✚ President, George Filiau: State of the Unit

✚ Directors Reports:

1. Secretary Report: Fay Burgeson
2. Treasurer Report: Alan Waldauer
3. Roofs: George Filiau
4. Lawns: Peter Whyte
5. Alterations: Bob Gambaro
6. Clubhouse: Jim Schimpf
7. Paint: Bob Arsenault

New Business:

- Approve 2021 Partially and Fully Funded budgets

Motion to Adjourn by: _____

Motion seconded by: _____

Poll Board _____

Meeting closed by George Filiau: _____

Submitted at the request of the Board by *Fay Burgeson*, Secretary

MAINLANDS UNIT 2 PROPOSED OPERATING BUDGET 2021

Operating Accounts						
ACCT #	DESCRIPTION	ANNUAL 2020	MONTHLY 2020	ANNUAL 2021	MONTHLY 2021	YEARLY CHANGE
7110-000	Insurance-General	\$13,200.00	\$1,100	\$14,000.00	\$1,167	\$800
7110-002	Insurance-Flood P/P	\$2,520.00	\$210	\$3,000.00	\$250	\$480
7210-000	Professional-Legal	\$6,000.00	\$500	\$6,000.00	\$500	\$0
7212-001	Audit	\$8,400.00	\$700	\$8,400.00	\$700	\$0
7310-002	Tax Corp. Annual Exp	\$150.00	\$13	\$123.00	\$10	-\$27
7310-003	Tax-State Condo Agency	\$1,200.00	\$100	\$1,200.00	\$100	\$0
7310-006	Pool Permit	\$300.00	\$25	\$300.00	\$25	\$0
7310-008	Tax-Income	\$6,000.00	\$500	\$6,000.00	\$500	\$0
7510-000	Admin & Office	\$2,620.00	\$218	\$2,620.00	\$218	\$0
7710-001	Lease Recreation Hall	\$132,192.00	\$11,016	\$132,192.00	\$11,016	\$0
7810-000	Delinquent Acct	\$3,000.00	\$250	\$3,000.00	\$250	\$0
8010-000	Master Association Fees	\$78,586.37	\$6,549	\$81,386.00	\$6,782	\$2,800
8021-000	Salaries-Maintenance	\$24,720.00	\$2,060	\$30,000.00	\$2,500	\$5,280
8110-038	Rec Area Maintenance	\$5,000.00	\$417	\$5,000.00	\$417	\$0
8150-000	Operating Contingency	\$0.00	\$0	\$0.00	\$0	\$0
8210-001	Lawn Contract	\$109,197.88	\$9,100	\$114,000.00	\$9,500	\$4,802
8312-000	Pool Maintenance	\$9,000.00	\$750	\$9,000.00	\$750	\$0
8710-001	Utilities-Electric-Clubhouse	\$15,000.00	\$1,250	\$16,300.00	\$1,358	\$1,300
8710-005	Utilities-Telephone	\$500.00	\$42	\$500.00	\$42	\$0
8710-006	Utilities-Pool Fuel	\$10,000.00	\$833	\$10,700.00	\$892	\$700
8710-007	Utilities-Water/Sewer	\$247,200.00	\$20,600	\$227,200.00	\$18,933	-\$20,000
8710-010	Reclaimed Water	\$9,600.00	\$800	\$12,000.00	\$1,000	\$2,400
8710-012	Cable TV	\$157,631.04	\$13,136	\$145,000.00	\$12,083	-\$12,631
	Total Operating Budget	\$842,017.29	\$70,168	\$827,921.00	\$68,993	-\$14,096
Reserve Accounts						
ACCT #	DESCRIPTION	ANNUAL 2020	MONTHLY 2020	ANNUAL 2021	MONTHLY 2021	YEARLY CHANGE
3025-000	Rec Area Pool	\$4,800.00	\$400	\$4,800.00	\$400	\$0
3020-000	Roof/Hse-Wash/Paint	\$69,416.00	\$5,785	\$73,000.00	\$6,083	\$3,584
3021-000	Paving Streets	\$0.00	\$0	\$1,200.00	\$100	\$1,200
3022-001	Walks	\$12,000.00	\$1,000	\$12,000.00	\$1,000	\$0
3023-000	Roofs-Repair/Replace	\$300,000.00	\$25,000	\$300,000.00	\$25,000	\$0
3025-001	Pool Resurface	\$0.00	\$0	\$2,400.00	\$200	\$2,400
3026-000	Landscaping Sod	\$3,600.00	\$300	\$3,600.00	\$300	\$0
3027-000	Sea Walls	\$120.00	\$10	\$120.00	\$10	\$0
3028-000	Def. Maintenance	\$0.00	\$0	\$10,712.29	\$893	\$10,712
3031-000	Fascia/Bldg./Home Repair	\$13,000.00	\$1,083	\$13,000.00	\$1,083	\$0
3040-000	Sewer	\$240.00	\$20	\$240.00	\$20	\$0
3041-000	Water	\$10,800.00	\$900	\$12,000.00	\$1,000	\$1,200
3046-000	Sprinklers	\$25,000.00	\$2,083	\$25,000.00	\$2,083	\$0
3052-000	Storm Drains	\$5,000.00	\$417	\$0.00	\$0	-\$5,000
					% Increase	0
	Total Reserve Budget	\$443,976.00	\$36,998.00	\$458,072.29	\$38,172.69	\$14,096.29
	Total Operating & Reserve	\$1,285,993.29	\$107,166	\$1,285,993.29	\$107,166	\$28,193
	Monthly Maintenance = Total Amount/294 Homes/12 Months		\$365		\$365	\$0
					% Increase	0

**MAINLANDS UNIT II
2021 PROPOSED FULLY FUNDED BUDGET**

ACCT #	ITEM	Useful Life Est'd	Replacement Est'd	Estimated Funded Thru 12/31/2020	Unfunded Replacement Est'd	Remaining Life Est'd	Annual Requirement
3025-001	Remarcite	20	\$52,000.00	\$0.00	\$52,000.00	20	\$2,600.00
3040-000	Sewer	45	\$1,298,386.00	\$79,581.58	\$1,218,804.42	4	\$304,701.11
3041-000	Water	50	\$1,422,283.00	-\$6,213.58	\$1,428,496.58	4	\$357,124.15
3052-000	Storm Drains	40	\$961,047.00	\$84,707.09	\$876,339.91	19	\$46,123.15
3025-000	Rec. Area/Pool	50	\$1,342,415.00	\$21,437.19	\$1,320,977.81	7	\$188,711.12
3031-000	Fascia/Bldg./Home Repair	10	\$222,598.00	\$8,489.03	\$214,108.97	3	\$71,369.66
3026-000	Lawn - Sod	10	\$246,667.00	\$23,270.33	\$223,396.67	3	\$74,465.56
3046-000	Sprinklers/Pumps	40	\$1,938,746.00	\$60,173.62	\$1,878,572.38	2	\$939,286.19
3020-000	Roof/Hse-Wash/Paint	5	\$265,000.00	\$3,405.02	\$261,594.98	1	\$261,594.98
3021-000	Streets	25	\$220,000.00	\$72,686.50	\$147,313.50	4	\$36,828.38
3022-001	Walks	35	\$1,486,867.00	\$28,116.49	\$1,458,750.51	2	\$729,375.26
3023-000	Roofs-Repair/Replace	30	\$4,750,099.00	\$775,141.12	\$3,974,957.88	7	\$567,851.13
3027-000	Sea Walls	50	\$839,009.00	\$27,614.64	\$811,394.36	8	\$101,424.30
	Total Fully Funded Reserve Budget for 2021						<u>\$3,681,454.95</u>
	Total Fully Funded Operating Budget for 2021						<u>\$ 750,870.00</u>
	Total Amount						<u><u>\$4,432,324.95</u></u>
	Monthly Maintenance = Total Amount/294 Homes/12 Months						<u>\$ 1,256</u>