

# **Mainlands of Tamarac by the Gulf**

**Unit Two Condominium Association, Inc.**

**10161 – 49<sup>th</sup> Street N  
Pinellas Park, FL 33782**

## **To All Members:**

Our Annual Meeting of the Homeowners Association will be held on **Tuesday, November 16, 2021, at 7:00 p.m.** at the Unit Two Clubhouse 4320 MAINLANDS BLVD NORTH, PINELLAS PARK, FL 33782.

This meeting is being held for the purpose of electing Four (4) Directors, voting on the 2022 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 7, 2021**, 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 12, 2021.

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 2022. The final vote to approve the 2022 Budgets will be taken at the Budget Meeting on **Tuesday, October 5, 2021 – 10 a.m.** at the Unit Two Clubhouse 4320 MAINLANDS BLVD NORTH, PINELLAS PARK, FL 33782.

**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, (print name) \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors. I understand that I am responsible for the timely delivery of this Notice of Intent. I **(circle one)** 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.

**Date:** \_\_\_\_\_

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Address**

**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 AT THE TIME OF THE VACANCY;**
- II. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS STILL IN EFFECT ON THURSDAY OCTOBER 7, 2021;**
- III. ON THURSDAY OCTOBER 7, 2021, YOU ARE DELINQUENT IN THE PAYMENT OF ANY REGULAR OR SPECIAL ASSESSMENT OWED TO THE ASSOCIATION;**
- 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 AT LEAST FIVE YEARS AS OF THURSDAY OCTOBER 7, 2021;**
- V. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING AS OF THURSDAY OCTOBER 7, 2021; AND/OR**
- VI. YOU HAVE A CRIMINAL CHARGE PENDING INVOLVING FORGERY OF A BALLOT ENVELOPE OR VOTING CERTIFICATE USED IN CONDOMINIUM ASSOCIATION ELECTION, THEFT OR EMBEZZLEMENT OF FUNDS OF A CONDOMINIUM ASSOCIATION, OR THE DESTRUCTION OF OR REFUSAL TO ALLOW INSPECTION OR COPYING OF AN OFFICIAL RECORD THAT IS ACCESSIBLE TO OWNERS IN FURTHERANCE OF ANY CRIME.**

**Proposed 2022 Mainlands Unit 2 Partially Funded Budget**

**Operating Accounts**

<b>ACCT #</b>	<b>DESCRIPTION</b>	<b>ANNUAL 2021</b>	<b>MONTHLY 2021</b>	<b>ANNUAL 2022</b>	<b>MONTHLY 2022</b>	<b>YEARLY CHANGE</b>
7110-000	Insurance-General	\$14,000.00	\$1,167	\$14,000.00	\$1,167	\$0
7110-002	Insurance-Flood P/P	\$3,000.00	\$250	\$3,000.00	\$250	\$0
7210-000	Professional-Legal	\$6,000.00	\$500	\$6,000.00	\$500	\$0
7212-001	Audit	\$8,400.00	\$700	\$7,500.00	\$625	-\$900
7310-002	Tax Corp. Annual Exp	\$123.00	\$10	\$123.00	\$10	\$0
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	\$81,386.00	\$6,782	\$84,138.39	\$7,012	\$2,752
8021-000	Salaries-Maintenance	\$30,000.00	\$2,500	\$30,000.00	\$2,500	\$0
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	\$114,000.00	\$9,500	\$116,000.00	\$9,667	\$2,000
8312-000	Pool Maintenance	\$9,000.00	\$750	\$9,000.00	\$750	\$0
8710-001	Utilities-Electric-Clubhouse	\$16,300.00	\$1,358	\$17,800.00	\$1,483	\$1,500
8710-005	Utilities-Telephone	\$500.00	\$42	\$500.00	\$42	\$0
8710-006	Utilities-Pool Fuel	\$10,700.00	\$892	\$12,000.00	\$1,000	\$1,300
8710-007	Utilities-Water/Sewer	\$227,200.00	\$18,933	\$240,000.00	\$20,000	\$12,800
8710-010	Reclaimed Water	\$12,000.00	\$1,000	\$13,000.00	\$1,083	\$1,000
8710-012	Cable TV	\$145,000.00	\$12,083	\$175,000.00	\$14,583	\$30,000
	<b>Total Operating Budget</b>	<b>\$827,921.00</b>	<b>\$68,993</b>	<b>\$878,373.39</b>	<b>\$73,198</b>	<b>\$50,452</b>

**Reserve Accounts**

<b>ACCT #</b>	<b>DESCRIPTION</b>	<b>ANNUAL 2021</b>	<b>MONTHLY 2021</b>	<b>ANNUAL 2022</b>	<b>MONTHLY 2022</b>	<b>YEARLY CHANGE</b>
3025-000	Rec Area Pool	\$4,800.00	\$400	\$4,800.00	\$400	\$0
3020-000	Roof/Hse-Wash/Paint	\$73,000.00	\$6,083	\$75,300.00	\$6,275	\$2,300
3021-000	Paving Streets	\$1,200.00	\$100	\$1,200.00	\$100	\$0
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	\$2,400.00	\$200	\$1,306.32	\$109	-\$1,094
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	\$10,712.29	\$893	\$10,712.29	\$893	\$0
3031-000	Fascia/Bldg./Home Repair	\$13,000.00	\$1,083	\$16,000.00	\$1,333	\$3,000
3040-000	Sewer	\$240.00	\$20	\$240.00	\$20	\$0
3041-000	Water	\$12,000.00	\$1,000	\$12,000.00	\$1,000	\$0
3046-000	Sprinklers	\$25,000.00	\$2,083	\$25,000.00	\$2,083	\$0
3052-000	Storm Drains	\$0.00	\$0	\$0.00	\$0	\$0

<b>Total Reserve Budget</b>	<b>\$458,072.29</b>	<b>\$38,172.69</b>	<b>\$462,278.61</b>	<b>\$38,523.22</b>	<b>\$4,206.32</b>
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<b>Total Operating &amp; Reserve</b>	<b>\$1,285,993.29</b>	<b>\$107,166</b>	<b>\$1,340,652.00</b>	<b>\$111,721</b>	<b>\$8,413</b>
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<b>Monthly Maintenance = Total Amount/294 Homes/12 Months</b>		<b>2021</b>		<b>2022</b>	
		<b>\$365</b>		<b>\$380</b>	<b>\$15</b>

				% Increase	4.08%
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President: \_\_\_\_\_ Date: \_\_\_\_\_

Treasurer: \_\_\_\_\_ Date: \_\_\_\_\_

**MAINLANDS UNIT II  
2022 PROPOSED FULLY FUNDED BUDGET**

ACCT #	ITEM	Useful Life Est'd	Replacement Est'd	Estimated Funded Thru 12/31/2021	Unfunded Replacement Est'd	Remaining Life Est'd	Annual Requirement	
3025-001	Remarcite	20	\$52,000.00	\$2,200.00	\$49,800.00	19	\$2,621.05	
3040-000	Sewer	45	\$1,298,386.00	\$77,615.22	\$1,220,770.78	4	\$305,192.70	
3041-000	Water	50	\$1,422,283.00	-\$16,581.36	\$1,438,864.36	4	\$359,716.09	
3052-000	Storm Drains	40	\$961,047.00	\$81,847.92	\$879,199.08	18	\$48,844.39	
3025-000	Rec. Area/Pool	50	\$1,342,415.00	\$16,512.71	\$1,325,902.29	6	\$220,983.72	
3031-000	Fascia/Bldg./Home Repair	10	\$222,598.00	-\$2,929.68	\$225,527.68	2	\$112,763.84	
3026-000	Lawn - Sod	10	\$246,667.00	\$25,370.33	\$221,296.67	2	\$110,648.34	
3046-000	Sprinklers/Pumps	40	\$1,938,746.00	\$53,364.71	\$1,885,381.29	2	\$942,690.65	
3020-000	Roof/Hse-Wash/Paint	5	\$265,000.00	-\$1,201.58	\$266,201.58	3	\$88,733.86	
3021-000	Streets	25	\$220,000.00	\$72,127.38	\$147,872.62	17	\$8,698.39	
3022-001	Walks	35	\$1,486,867.00	\$32,460.30	\$1,454,406.70	5	\$290,881.34	
3023-000	Roofs-Repair/Replace	30	\$4,750,099.00	\$755,861.84	\$3,994,237.16	7	\$570,605.31	
3027-000	Sea Walls	50	\$839,009.00	\$27,724.64	\$811,284.36	7	\$115,897.77	
	<b>Fully Funded Reserve Budget</b>						<u>\$3,178,277.43</u>	
	<b>Operating Budget</b>						<u>\$ 878,373.39</u>	
	<b>Total Amount</b>						<u><u>\$4,056,650.82</u></u>	
	<b>Monthly Maintenance = Total Amount/294 Homes/12 Months</b>							<u><u>\$ 1,150</u></u>
	President: _____			Date: _____				
	Treasurer: _____			Date: _____				