

Mainlands of Tamarac by the Gulf Unit 2 Association Inc.
Second Notice of Annual Meeting
Meeting Starts at 7 p.m.
November 16, 2021
Clubhouse Two
4320 Mainlands Blvd North
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. Unfinished Business |
| 3. Proof of Notice of Meeting | 9. New Business |
| 4. Reading/Approval of Minutes of
November 10, 2020 Annual Meeting | a. Vote on Reserves (Budget) |
| 5. Introduction of Inspectors | b. Vote on Operating Rollover |
| 6. President's State of the Unit | c. Announce 2022 Board |
| | 10. Adjournment |

A minimum 25% of all Association Members (a quorum) must vote in person or by proxy. It is, therefore, **VERY IMPORTANT** that you either **vote the day of the meeting or provide a proxy** in order for us to conduct the business at hand.

**Voting in person at the Clubhouse will be available Tuesday, November 16, 2021 from the
hours of 5 P.M. to 6:30 P.M.**

(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 Proxy 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 12/31/2021, to offset common expenses that will be incurred in the following fiscal/calendar year, 2022, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-604.

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 vote the day of the meeting. The proxy must be signed by the Designated Voter for the Unit.
2. The proxy should be submitted to the Election Chairperson Judy Hartman prior to the scheduled time of the Meeting. It can be hand-delivered by you or your proxy or mailed to the Election Chairperson 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 want to vote in person, you may withdraw your proxy the day of 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.
5. A proxy form is **enclosed** with this notice for your use.
6. The proxy form includes a vote for the budget as well as other business items requiring your approval.
7. Instructions for Marking and Returning the proxy for your 2022 Budget and other Business Choices:
 - The proxy must be placed and sealed in the provided envelope.
 - **You must fill in the unit information on the outside of the envelope addressed to the Election Chairperson Judy Hartman and have the voting member designated on the Certificate of appointment of Voting Representative, sign his/her name. If that person has changed please notify the board secretary.**

SIGNATURE OF DESIGNATED VOTER

- **The proxy must be received by the Election Chairperson Judy Hartman of the Unit by no later than Tuesday, November 16, 2021 3 P.M.**
8. Again, please be sure to mail in your proxy **or** vote the day of the meeting.

PROXY ON REVERSE SIDE



LIMITED PROXY

The undersigned, designated voter of Address _____ in **Mainlands of Tamarac by the Gulf, Unit No. Two** appoints **(Check one)**

_____ a) **Faith Burgeson**, Secretary of the Association, on behalf of the Board of Directors, or Secretary of the Association, on behalf of the Board of Directors, or

_____ b) _____ (if you check b, write in the name of your proxy) as my proxyholder*, with power of substitution, to attend the meeting of the members of **Mainlands of Tamarac by the Gulf, Unit No. Two Association, Inc., to be held Tuesday, November 16, 2021 at 7:00 P.M. At Clubhouse Two 4320 Mainlands Blvd North, Pinellas Park, FL 33782** The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below: The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required (i.e., parliamentary procedure). You can choose not to grant such general powers by checking the box below:

_____ I do not grant general powers to my proxyholder.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. Should the reserves required by Section 718.112(2)(f), Florida Statutes, be waived for the next fiscal/calendar year and be reduced to a level presented by the Board of Directors?

Yes (\$380 Monthly) No (\$1,150 Monthly)

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 12/31/2021, to offset common expenses that will be incurred in the following fiscal/calendar year, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-604?

YES NO

Unit Address: _____ Dated: _____

Owner / Designated Voter

Signature

*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 Secretary of the Association as your proxyholder.

DO NOT COMPLETE THIS SECTION.

This section is **ONLY** to be filled in by the proxyholder if he/she wishes to appoint a **SUBSTITUTE** proxyholder in his/her place.

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____, 2021. _____

Proxyholder

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Approved 2022 Mainlands Unit 2 Partially Funded Budget

Operating Accounts

ACCT #	DESCRIPTION	ANNUAL 2021	MONTHLY 2021	ANNUAL 2022	MONTHLY 2022	YEARLY CHANGE
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
	Total Operating Budget	\$827,921.00	\$68,993	\$878,373.39	\$73,198	\$50,452

Reserve Accounts

ACCT #	DESCRIPTION	ANNUAL 2021	MONTHLY 2021	ANNUAL 2022	MONTHLY 2022	YEARLY CHANGE
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

Total Reserve Budget	\$458,072.29	\$38,172.69	\$462,278.61	\$38,523.22	\$4,206.32
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Total Operating & Reserve	\$1,285,993.29	\$107,166	\$1,340,652.00	\$111,721	\$8,413
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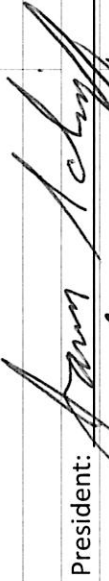

Monthly Maintenance = Total Amount/294 Homes/12 Months

2021	\$365	2022	\$380	\$15
		% Increase		4.08%

President: *Jane Schiff* Date: 10/5/2021

Treasurer: *Alan W. Clouse* Date: 10/5/2021

**MAINLANDS UNIT II
2022 APPROVED 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	
	Fully Funded Reserve Budget						\$3,178,277.43	
	Operating Budget						\$ 878,373.39	
	Total Amount						\$4,056,650.82	
	Monthly Maintenance = Total Amount/294 Homes/12 Months							
							\$ 1,150	
	President:						Date: 10/5/2021	
	Treasurer:						Date: 10/5/2021	