

Mainlands of Tamarac by the Gulf

Unit Two Condominium Association, Inc.

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

To All Members:

Our Annual Meeting of the Homeowners Association will be held on **Tuesday, November 15, 2022, 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 three (3) Directors, voting on the 2023 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 6, 2022**, 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 11, 2022.

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 2023. The final vote to approve the 2023 Budgets will be taken at the Budget Meeting on **Tuesday, September 20, 2022 – 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 6, 2022;**
- III. ON THURSDAY OCTOBER 6, 2022, 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 6, 2022;**
- 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 6, 2022; 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.**

MAINLANDS UNIT II
BOARD BUDGET MEETING
Tuesday – September 20, 2022 10:00 A.M.
Clubhouse Two
4320 Mainlands Blvd North, Pinellas Park, FL 33782

- Call to order: President, Jim Schimpf
- Pledge of Allegiance
- Roll Call:
 1. _____ Jim Schimpf
 2. _____ George Filiau
 3. _____ Fay Burgeson
 4. _____ Alan Waldauer
 5. _____ Denis Chenel
 6. _____ Bob Arsenault
 7. _____ Bob Gambaro
- Minutes of October 5, 2021 Board Meeting
 1. Motion to approve minutes _____.
 2. Motion Seconded _____.
 3. Poll Board _____.
- Minutes of June 20, 2022 Board Meeting
 1. Motion to approve minutes _____.
 2. Motion seconded _____.
 3. Poll Board _____.

New Business:

- Approve 2023 Partially and Fully Funded Budgets
 1. Motion by: _____
 2. Motion seconded by: _____
 3. Poll Board _____

Motion to Adjourn by: _____

Motion seconded by: _____

Poll Board _____

Proposed 2023 Mainlands Unit 2 Partially Funded Budget

JANUARY 1, 2023 - DECEMBER 31, 2023

Operating Accounts

ACCT #	DESCRIPTION	ANNUAL 2022	MONTHLY 2022	ANNUAL 2023	MONTHLY 2023	YEARLY CHANGE
7110-000	Insurance-General	\$14,000.00	\$1,167	\$18,000.00	\$1,500	\$4,000
7110-002	Insurance-Flood P/P	\$3,000.00	\$250	\$3,648.00	\$304	\$648
7210-000	Professional-Legal	\$6,000.00	\$500	\$6,000.00	\$500	\$0
7212-001	Audit	\$7,500.00	\$625	\$7,000.00	\$583	-\$500
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	Recreation Hall Mortgage	\$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	\$84,138.39	\$7,012	\$96,345.00	\$8,029	\$12,207
8021-000	Salaries-Maintenance	\$30,000.00	\$2,500	\$35,000.00	\$2,917	\$5,000
8110-038	Rec Area Maintenance	\$5,000.00	\$417	\$6,500.00	\$542	\$1,500
8150-000	Operating Contingency	\$0.00	\$0	\$0.00	\$0	\$0
8210-001	Lawn Contract	\$116,000.00	\$9,667	\$100,000.00	\$8,333	-\$16,000
8312-000	Pool Maintenance	\$9,000.00	\$750	\$10,000.00	\$833	\$1,000
8710-001	Utilities-Electric-Clubhouse	\$17,800.00	\$1,483	\$19,000.00	\$1,583	\$1,200
8710-005	Utilities-Telephone	\$500.00	\$42	\$500.00	\$42	\$0
8710-006	Utilities-Pool Fuel	\$12,000.00	\$1,000	\$13,200.00	\$1,100	\$1,200
8710-007	Utilities-Water/Sewer	\$240,000.00	\$20,000	\$255,000.00	\$21,250	\$15,000
8710-010	Reclaimed Water	\$13,000.00	\$1,083	\$14,500.00	\$1,208	\$1,500
8710-012	Cable TV	\$175,000.00	\$14,583	\$183,000.00	\$15,250	\$8,000
	Total Operating Budget	\$878,373.39	\$73,198	\$913,128.00	\$76,094	\$34,755

Reserve Accounts

ACCT #	DESCRIPTION	ANNUAL 2022	MONTHLY 2022	ANNUAL 2023	MONTHLY 2023	YEARLY CHANGE
3025-000	Rec Area Pool	\$4,800.00	\$400	\$4,800.00	\$400	\$0
3020-000	Roof/Hse-Wash/Paint	\$75,300.00	\$6,275	\$78,200.00	\$6,517	\$2,900
3021-000	Paving Streets	\$1,200.00	\$100	\$1,200.00	\$100	\$0
3022-001	Walks	\$12,000.00	\$1,000	\$6,000.00	\$500	-\$6,000
3023-000	Roofs-Repair/Replace	\$300,000.00	\$25,000	\$322,000.00	\$26,833	\$22,000
3025-001	Pool Resurface	\$1,306.32	\$109	\$1,306.32	\$109	\$0
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	\$16,000.00	\$1,333	\$20,000.00	\$1,667	\$4,000
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	\$462,278.61	\$38,523.22	\$485,178.61	\$40,431.55	\$22,900.00
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	Total Operating & Reserve	\$1,340,652.00	\$111,721	\$1,398,306.61	\$116,526	\$45,800
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			2022		2023	
Monthly Maintenance = Total Amount/294 Homes/12 Months			\$380		\$396	\$16

					%	Increase	4.12%
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President: _____

Treasurer: _____

MAINLANDS UNIT II
2023 PROPOSED FULLY FUNDED BUDGET
JANUARY 1, 2023 - DECEMBER 31, 2023

ACCT #	ITEM	Useful Life Est'd	Replacement Est'd	Estimated Funded Thru 12/31/2023	Unfunded Replacement Est'd	Remaining Life Est'd	Annual Requirement	
3025-001	Remarcite	20	\$32,000.00	\$3,707.16	\$28,292.84	18	\$1,571.82	
3040-000	Sewer	45	\$1,298,386.00	\$77,875.22	\$1,220,510.78	4	\$305,127.70	
3041-000	Water	50	\$1,422,283.00	\$8,715.27	\$1,413,567.73	4	\$353,391.93	
3052-000	Storm Drains	40	\$961,047.00	\$79,789.84	\$881,257.16	17	\$51,838.66	
3025-000	Rec. Area/Pool	50	\$1,342,415.00	\$16,895.81	\$1,325,519.19	6	\$220,919.87	
3031-000	Fascia/Bldg./Home Repair	10	\$352,259.00	\$1,000.00	\$351,259.00	3	\$117,086.33	
3026-000	Lawn - Sod	10	\$246,667.00	\$25,145.33	\$221,521.67	5	\$44,304.33	
3046-000	Sprinklers/Pumps	40	\$1,938,746.00	\$57,440.32	\$1,881,305.68	10	\$188,130.57	
3020-000	Roof/Hse-Wash/Paint	5	\$265,000.00	\$5,671.74	\$259,328.26	4	\$64,832.07	
3021-000	Streets	25	\$220,000.00	\$71,332.39	\$148,667.61	17	\$8,745.15	
3022-001	Walks	35	\$1,486,867.00	\$29,926.53	\$1,456,940.47	10	\$145,694.05	
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	8	\$101,410.55	
	Fully Funded Reserve Budget						<u>\$2,173,658.33</u>	
	Operating Budget						<u>\$ 913,128.00</u>	
	Total Amount						<u><u>\$3,086,786.33</u></u>	
	Monthly Maintenance = Total Amount/294 Homes/12 Months							<u><u>\$ 875</u></u>
	President: _____							
	Treasurer: _____							

MAINLANDS OF TAMARAC BY THE GULF UNIT TWO ASSOCIATION INC.
10161 49TH STREET NORTH SUITE L
PINELLAS PARK, FL 33782

DEAR RESIDENT:

FEDERAL LEGISLATION KNOWN AS "THE HOUSING OF OLDER PERSONS ACT OF 1995" REQUIRES THAT WE DO A CENSUS OF OUR RESIDENTS EVERY TWO YEARS. THE ATTACHED AFFIDAVIT VERIFIES THAT AT LEAST ONE RESIDENT IS 55 YEARS OF AGE OR OLDER. PLEASE COMPLETE THE AFFIDAVIT AND RETURN IT TO THE MAINLANDS OFFICE. YOU MAY MAIL TO THE ADDRESS ABOVE OR DROP IT OFF AT THE MAIN OFFICE.

ALL OCCUPANTS IDENTIFICATION MUST BE ON FILE WITH THE OFFICE OR A COPY RETURNED WITH THIS FORM.

IF YOU ARE UNABLE TO MAKE COPIES OF IDENTIFICATION YOU CAN VISIT THE MAINLANDS OFFICE.

FEDERAL LEGISLATION REQUIRES THAT THIS FORM BE COMPLETED AND RETURNED FOR OUR RECORDS.

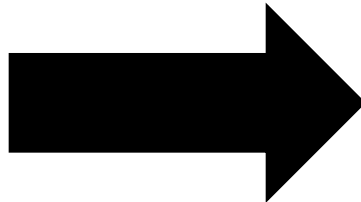
RESPECTFULLY,

Jim Schimpf

Jim Schimpf

PRESIDENT, BOARD OF DIRECTORS

SEE REVERSE SIDE FOR FORM



MAINLANDS OF TAMARAC BY THE GULF UNIT TWO ASSOCIATION INC.
10161 49TH STREET NORTH SUITE L
PINELLAS PARK, FL 33782

AFFIDAVIT

FAIR HOUSING LAWS CENSUS

I AM AN OCCUPANT OF ADDRESS: _____ OF MAINLANDS OF TAMARAC BY THE GULF UNIT TWO ASSOCIATION INC., A CONDOMINIUM, LOCATED IN PINELLAS PARK, FLORIDA 33782. I UNDERSTAND THE ASSOCIATION IS REQUIRED BY FEDERAL LAWS TO VERIFY THE AGE OF THE OCCUPANTS OF UNIT TWO RESIDENCES IN ORDER TO MAINTAIN UNIT TWO RETIREMENT COMMUNITY LIFESTYLE; THEREFORE, THE FOLLOWING TRUE AND CORRECT INFORMATION IS PROVIDED.

AS OF THE DATE SHOWN ON THIS AFFIDAVIT, THERE IS AT LEAST ONE (1) PERSON OCCUPYING THIS UNIT WHO IS A MINIMUM FIFTY-FIVE (55) YEARS OF AGE. YES NO

PLEASE IDENTIFY ALL OF THE OCCUPANT(S) WHO ARE RESIDING AT THIS RESIDENCE.

NAME _____ DATE OF BIRTH _____
PROOF OF AGE BIRTH CERTIFICATE DRIVER'S LICENSE MEDICARE CARD VOTER'S REGISTRATION ON FILE

NAME _____ DATE OF BIRTH _____
PROOF OF AGE BIRTH CERTIFICATE DRIVER'S LICENSE MEDICARE CARD VOTER'S REGISTRATION ON FILE

NAME _____ DATE OF BIRTH _____
PROOF OF AGE BIRTH CERTIFICATE DRIVER'S LICENSE MEDICARE CARD VOTER'S REGISTRATION ON FILE

NAME _____ DATE OF BIRTH _____ Caregiver
PROOF OF AGE BIRTH CERTIFICATE DRIVER'S LICENSE MEDICARE CARD VOTER'S REGISTRATION ON FILE

A PERMANENT RESIDENT IS ANYONE WHO OCCUPIES THE RESIDENCE FOR FORTY-FIVE (45) DAYS OR LONGER.

A COPY OF THE PROOF OF AGE WILL BE SECURELY HELD IN THE UNIT TWO OFFICE FILES.

DATE _____

SIGNATURE OF OCCUPANT IS REQUIRED

RETURN TO THE MAINTENANCE OFFICE AT THE ABOVE ADDRESS

Emergency contact update

(Optional)

Name: _____ Phone: _____ Relationship: _____

Address: _____

UNIT 2 SOLAR POLICY ADOPTED 06/20/2022

SOLAR PANEL/SOLAR COLLECTOR INSTALLATION POLICY

The Florida Home Owners Solar Rights Act, Chapter 163.04 simply states, "A property owner may not be denied permission to install solar collectors." If a homeowner chooses to install solar collectors, the homeowner must complete an exterior alteration application.

Additionally:

1. The installer must have all required operating permits and insurances.
2. **Due to the fact that the tile and pitched/flat roof on which the collector is to be installed are interconnected, they will no longer be repaired, replaced, or maintained by the Mainlands of Tamarac by the Gulf Unit Two association. The homeowner must sign an acknowledgement to that fact.**
3. If the homeowner removes the solar collector and then replaces the roof without solar panels or collectors, using the current Unit Two roofing contractor, then the Association will again be responsible for repair, replacement, and maintenance of the tile and pitched/flat roof.
4. The solar collector must be installed as to conform to the existing roof line and appear as part of the original tile roof.
5. The homeowner is responsible for power washing and painting of the roof **prior** to installation. **After** installation, the Homeowner must maintain the washing and painting of the roof in accordance with Unit Two schedules and specifications.
6. The solar collectors must be installed on the rear portion of the tile roof as long as it does not conflict with the Florida Home Owners Solar Rights Act
7. The homeowner is required to notify potential buyer(s) that the tile and pitched/flat roof is not the responsibility of the Unit Two Association. This must be done prior to the interview process.