

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 **Thursday, November 6, 2025, 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 2026 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 **September 27, 2025 7:00 p.m.**, 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 one Information Sheet, this sheet may not exceed one side of an 8½“x 11” sheet of paper and may contain information describing your background, education and qualifications as well as other factors you deem relevant. The information sheet must be submitted to the Secretary of the Association, at the address shown below by **October 2, 2025 7:00 p.m.**

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 2026. The final vote to approve the 2026 Budgets will be taken at the Budget Meeting on **Monday, September 22, 2025 – 9 a.m.** at the Unit Two Clubhouse 4320 MAINLANDS BLVD NORTH, PINELLAS PARK, FL 33782.

By order of the Board of Directors,

Karen Estes

Karen Estes, Unit II Board Secretary

10169 42nd Way North

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.

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 SEPTEMBER 27, 2025;**
- III. ON SEPTEMBER 27, 2025, 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 SEPTEMBER 27, 2025;**
- 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 SEPTEMBER 27, 2025; 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 OF TAMARAC BY THE GULF UNIT TWO ASSOCIATION INC.
10161 49TH STREET NORTH SUITE L
PINELLAS PARK, FL 33782

2025

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.

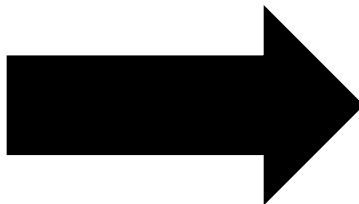
IF YOU ARE UNABLE TO MAKE COPIES OF IDENTIFICATION YOU CAN VISIT THE MAINLANDS OFFICE.

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

RESPECTFULLY,

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 WITH THE ASSOCIATION FILES.

DATE _____

SIGNATURE OF OCCUPANT IS REQUIRED

RETURN TO THE MAINTENANCE OFFICE AT THE ABOVE ADDRESS

Emergency contact update
(Optional)

Name: _____ Phone: _____