

MAINLANDS OF TAMARAC BY THE GULF
Unit Two Homeowners Association, Inc.
10161 – 49th Street N, Pinellas Park, FL 33782
Homeowners Annual Meeting
November 6, 2025

The meeting was called to order by President Jim Schimpf at 7:00 p.m.

- A Quorum was certified
- Proof of Notice of Meeting was presented

Salute to the Flag

Roll Call as taken by Secretary Karen Estes

- **Present:** Patti Cleary, Larry Massingill, George Filiau, Jim Schimpf , Alan Waldauer, Karen Estes
- Joe Polkowski, Mainlands Property Manager, was also in attendance
- **Absent:** Bob Arsenault

Minutes from the last Homeowners Annual Meeting on November 7, 2024.

Alan Waldauer made the motion to approve the minutes and Patti Cleary seconded. Vote: Unanimous.

Introduction of Inspectors

Jim Schimpf recognized Iris Gantz, Faye Burgeson, Peggy. Dawn & Joe Polkowski were also present.

State of the Unit by President Jim Schimpf was presented.

- Numerous activities were held during the year
- Welcomed new residents
- HOA due will increase \$14/month for 2026 (\$469/month in 2026)
- Thanked outgoing Board members: Bob Gambaro and Denis Chenel for their efforts while serving the community

Director's Reports:

Bob Arsenault, Paint Director

- 42 Roofs/Houses were painted in 2025
- 42 roofs were pressure-washed

Denis Chenel, Roof Director

- 10 tile roofs were replaced
- 14 flat roofs were replaced
- 93 roofs were repaired
- 77 diverters were installed

Patti Cleary, Lawn Director

- During 2025, we had 42 Lawn Care comments and complaints. They were assigned to the appropriate party as follows:

- 4 to the Lawn Director
- 19 to Complete Care, our lawn maintenance company
- 19 to Tri S concerning lawn pest treatment.
- Concerns were dollar weed, globe sedge, mole crickets requiring some re-sodding as needed.

George Filiau, Alterations Director

- 113 requests for Alterations were received. The top requests were to expand/pave driveways, waterproof homes, update windows/doors, landscaping
- George reminded all that they need to get approval BEFORE the work is completed. This ensures there are no issues with the unit discovering the updates after installation and ensures that the work is done to code helping to avoid safety issues.

Jim Schimpf, Clubhouse/Pool Director

- Pool Area: The fence was completed, three (3) pool filters needed to be replaced and a roof was installed to protect them from the elements.
- Clubhouse: Replaced exterior doors to the library and office, A/C units also needed to be replaced

Alan Waldauer, Vice President/Treasurer

- Many updates to the pool & clubhouse in 2025 (see Jim's report above). Reserves were sufficient to cover all these expenses.
- Roofs continue to be our biggest expense - we spent \$312,098 on roof repair and replacement.
- We've seen a 5% Increase in utilities and 10% in insurance costs
- 2026 HOA dues will be \$469/month (\$14/month increase)

New Business:

- Operating Roll-over: Passed (169 Yes votes; 2 No votes)
- Waiving of reserves: Passed (152 Yes votes; 19 No votes)
- Election results:
 - The following were elected/re-elected to the Board of Directors Patti Cleary, Jim Schimpf, George Filiau, and Alan Waldauer.

The meeting was opened to discussion: Lawn care, roof replacement, weeds in lake; temperature in pool, and the power washing sidewalks.

A motion was made by Larry Massingill to adjourn the meeting at 7:55pm; Patti Cleary seconded. Meeting adjourned.

Respectfully submitted,
Karen Estes