

MAINLANDS OF TAMARAC BY THE GULF UNIT 3

NOTICE

BOARD OF DIRECTORS MEETING

10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782
Thursday, April 24 2025, at 6:30 PM
(BOD Open session at 6:30 PM)
AGENDA

Call to Order:

Roll Call: Ron Kimball, Janet Troutman, Laura Mann, Victor Morton, Frank George, Bill Linet, Karen Anderson

Dispensation of Minutes: A motion to accept the minutes of the board meeting of March 2025

Resignations/Appointments: None

Board Reports:

- President/Painting
- Vice President/Pool
- Treasurer/Clubhouse
- Secretary
- Roofing
- Lawns
- Alterations

Mainlands Manager's Report:

Unfinished Business:

New Business:

Social Club

- 1) Approval of Social Club documents. The Constitution, By Laws and Clubhouse Use Agreement.

Pool

- 1) To accept the Pool Works contract to demo the pool pit, raise the pool equipment and pit.
Not to exceed \$110,000.00

Adjournment



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Mainland's 3 Revised

By
Tim Shanley
The Pool Works of Florida
February 23, 2025



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Construction, Renovation & Innovation Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

PROPOSAL

Submitted To: Mainland's 3 Revised

Date: February 23, 2025

Work to be performed at: 10050 Mainland Boulevard W

Point(s) of Contact: Joe Polkowski | Office # 727)573-5670 | joe@themainlands.com |

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications and with engineering plans and permits if needed.

MODIFICATION TO REPLACE EXISTING POOL EQUIPMENT WITH NEW AQUAWORX UNIT ENGINEERING/CODE REQUIREMENT IN THE EXISTING LOCATION.

Lower pool water as need and remove existing equipment lid and demo the walls down to deck level and remove part of back wall if needed to install new Filter tank. Remove decking if needed for the electric. Prep excavation for new AQUAWORX AT 350 de filter tank pool DE filter tank with 22 grids @ 4.5SQFT each. Equaling 99 SQFT to exceed the 70 SQFT needed to meet code.

Set new AQUAWORX AT- 350 DE filter tank and backfill and compact in existing vault around new filter tank. Plumb existing pool main, gutter, and recirculation suction and the pre-coat. Stub up all the pool piping as needed and finish backfilling and compacting. Frame out new 5x11 equipment pad around all the pool piping and new filter tank and pour 7.5 – inch concrete pad. Set new Pentair 5HP variable speed pump for pool recirculation when programmed it will be very energy efficient and save on energy cost. Install new STA-RITE max e pro 1 HP pool vacuum pump.

Install new Pentair SEP 100 DE pool separation tank. Install new valves, vacuum gauge and flow meter and temperature gauge to meet all code requirements. Install heater bypass and isolation valves and reconnect onto existing Symbiont heaters piping. Install new 5x11 equipment cabinet and bolt down to new equipment pad. Pin and repour any decking removed. Reinstall existing IPSM820 Chemical Controller and install two new Stenner pumps for pool with all new tubing from equipment to existing chemical tanks. Painting or staining of the new concrete areas by others.

Refill pool start all equipment to ensure proper operation and training of equipment included. Balance Pool water chemistry and program ORP system.

Note: when completed and equipment is running Mainland's will need symbiont to make any adjustments needed to heaters.

Existing pool equipment wiring comes from existing 225-amp panel. Connect all electrical This includes a \$5,773 allowance for electrical work required for new unit.

NOTE: *The electrical allowance may be exceeded if extensive electrical work is required due to existing service not meeting requirements or may need to be replaced due to condition of electrical equipment. This can result in extra costs.*

Project Total \$99,745.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Mainland's 3

Date: February 23, 2025

Pool equipment same location

1. Payment schedule as follows:

10% due upon signing, we will send an invoice <i>To order filter tank and cabinet and some equipment</i>	\$9,974.50
40% due 90 days prior to start date	\$39,898.00
40% due upon tanks set in ground	\$39,898.00
10% due within 7 days of completion	\$9,974.50

- Balance to be paid in full upon satisfactory completion of work.
- Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.
Failure to make timely progress payments could result in delays of the project.
- Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.
- 5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**
- Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.



State of Florida Pool Contractor, License # CPC1457968

WARRANTYS FOR UP COMING PROJECT

- AQUAWORX AT 350 pool filter tank and cabinet comes with a **1-year manufactures warranty.**
- New Pentair 1HP pool vacuum pump comes with a **1-year manufactures warranty.**
- New Pentair 5HP pool variable speed Pump comes with a **1-year manufactures warranty.**
- New Stenner chemical pumps for pool comes with **1 Year Manufacturer Warranty.**
- The Pool Works of Florida has a **5 Year Workmanship Warranty.**



**5 YEARS
WORKMANSHIP**

5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.



State of Florida Pool Contractor, License # CPC1457968

New equipment will look similar as first picture



OTHER PROJECTS



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

REFERENCES

South Garden 6&8

Joan Edwards 715-817-2291 jbedwards53@gmail.com

Waters Edge IV

11485 Oakhurst Road Largo FL, 33774

Point of Contact: Jackie Jamison 607-382-3128 | jackijamison9@gmail.com |

Seven Oaks CDD

Sports Core Circle | Wesley Chapel 33544

Point of Contact: John Gentilella maintenance@sevenoakscdd.com

Theresa Flores 813-907-7987 Ext 104 | clubhousemanager@sevenoakscdd.com

Submitted To: The Groves CDD

Work to be performed at: 7924 Melogold Circle Land O Lakes, FL 34637

Point of Contact: Wendi Mcann 656-223-7658 wendi.mcann@inframark.com

7/5/22

To Whom It May Concern,

Tim Shanley, Pool Works, is an extremely knowledgeable + competent individual. We accepted his proposal for our new pool equipment. He explained thoroughly what our options were + the pros + cons of each option. He answered all of our questions & was totally professional.

He coordinated the project w/our pool resurfacing company, so completion was done at the same time. He began on the agreed upon start date. He notified us what he would need from us, he showed up at the project to start his workers, was available at all times for questions + daily progress reports. His crew completed the work expected + were also competent + professional.

This project was completed on time + was exceptionally executed. Everything Tim Shanley said + did was completed to our approval + satisfaction.

We would highly recommend, Tim Shanley for any pool project. We only regret not contracting him for our pool resurfacing project. His job was completed before the other company even began their work!

Jim Cross
President of SGB

Denise Walther
VP of SGB

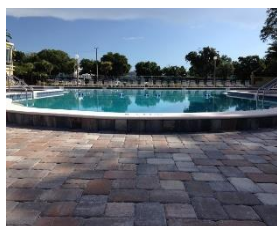
Joan Edwards
Secretary of SGB

Denise Walther

Joan Edwards



State of Florida Pool Contractor, License # CPC1457968



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



The Pool Works of Florida, Inc.

9191 130th Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



We'll match a competitor's price on any exact project scope.



State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

Commercial Pool Furniture and Umbrellas

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.667.9469

Email Requests: dshanley@thepoolworks.com



Furniture Refurbishment Services

If your frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com