

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOARD OF DIRECTORS MEETING
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782
Thursday, August 21st, 2025 at 6:30 PM
AGENDA

Call to Order:

Roll Call: Ron Kimball, Jan Troutman, Skip George, Bill Linet, Karen Anderson, Vic Morton, Laura Mann

Dispensation of Minutes: Motion to approve the minutes of the Board Meeting of _____.

BOD Open Session opens for a maximum time of 30 minutes. Speakers are asked to limit themselves to 3 minutes each.

Resignations/Appointments:

Board Reports:

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

Mainlands Manager's Report:

Unfinished Business:

1. Reaffirmation of smoking area. Documents from October and November 2012
2. Approve the placement of "No Smoking" signage near the front entrance of clubhouse.
3. Accept the donation from the Unit 3 Social Club, Women's Club, Men's Club and the Unit 3 Bingo Committee of 150 chairs for use in the Unit 3 clubhouse.
4. Ratification of the change of the cleaning/damage deposit for use of the clubhouse for private parties from \$150.00 to \$300.00.

New Business:

Clubhouse Front Entry

Accept proposal by L&T Brothers inc. to clean, prep and paint the paved front entry area of the clubhouse at a cost of \$850.00

Sidewalks and Miami Curbs

Accept a proposal by L&T Brothers inc. to Pressure Wash all sidewalks and Miami Curbs in Mainlands Unit 3 for a cost of \$11,400.00.

Proposed Budget

Finalize for mailing the total amount of the 2026 Proposed Budget for Operating and Partially Funded Reserves to be \$2,108,637, an overall increase of 2.73%. This represents a maintenance fee increase of \$12.94 - \$13.72.

Homeowner Request

To comply with the Userra Laws (concerning those under military orders) grant exception for a Unit 3 resident to rent their house on a short-term basis beyond the current lease which expires in July.

Adjournment

Lowe's Painting
"Need the pro's call Lowe's"

License # C8665

12461 Creekside Dr.

Largo, FL 33773

Mainland's #3 Clubhouse

10050 Mainlands Blvd N

Pinellas Park, FL 33782

Joe Polkowski-joe@themainlands.com

June 6, 2025

Work to be done on floors/walkways

1. Cleaning of floor surfaces

All surfaces will be pretreated with a fungicide solution. Following pretreatment, all masonry surfaces will then be pressure cleaned at no less than 3500 PSI to remove all mildew, dirt, chalk, loose paint or debris.

2. Surface preparation-

Once floors have dried all cracks and voids will be repaired and re-caulked. All areas of loose paint will be scraped, sanded and spot primed as needed

3. Finish paint application-

All walkway floor surfaces will then receive one coat of **PPG Tuff Top concrete floor paint with non-slip additive**. All finish coats will be applied evenly and free of runs, drips, or sags.

Concrete floor surfaces included to be painted-

1. Clubhouse entry pad

*Lowes Commercial Painting will apply a non-slip additive to the floor finish product at the recommended rate of the manufacture; **under no circumstance do we guarantee a slip or fall free surface at any time.***

Lowe's Painting

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Largo, FL 33773

Mainland's #3 Clubhouse

10050 Mainlands Blvd N

Pinellas Park, FL 33782

Joe Polkowski-joe@themainlands.com

June 6, 2025

Conditions and terms of contract:

This proposal has been offered on behalf of [Lowe's Commercial Painting](#) and will be carried out by [Lowe's Commercial Painting](#) employees. Start dates for all projects will be predetermined and finish dates will be posted prior to determined start date. Payment terms will be predetermined based on project financing.

There will be a **Two-year** labor and material guarantee against chipping, flaking, cracking, and peeling on masonry due to faulty workmanship and/or materials.

This warranty applies only to the products and application procedures performed/provided by [Lowes Commercial Painting](#) and is limited based on previous conditions such as moisture levels, sun exposure, previous coating failure or excessive traffic.

Payment terms of contract:

[Lowe's Commercial Painting](#) proposes to furnish all labor, material and equipment required in meeting the above-mentioned specifications:

_____ **\$850.00 To paint all surfaces mentioned in this scope**

Revisions to specification, scheme or scope will alter the price of the bid

scott@lowescommercialpainting.com

Please review, initial accepted options and contact our office for the Final Contract if the job specifications mentioned above are satisfactory and acceptable. Any unsigned contract will be void after (90) days.

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Previously painted entry deck

Lowe's Painting
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Largo, FL 33773



Cracks will be caulked

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Largo, FL 33773



Lines will be painted back

L&T Brothers, Inc.
DBA Lowes Commercial Painting
"Need the pros call Lowe's"

Mainlands Association #3

August 11, 2025

Conditions and terms of contract:

This proposal has been offered on behalf of [Lowe's Commercial Painting](#) and will be carried out by [Lowe's Commercial Painting](#) employees. Start dates for all projects will be predetermined and finish dates will be posted prior to determined start date. Payment terms will be predetermined based on project financing.

There will be a Seven-year labor and material guarantee against chipping, flaking, cracking, and peeling on masonry due to faulty workmanship and/or materials.

This warranty applies only to the products and application procedures performed/provided by [Lowes Commercial Painting](#) and is limited based on previous conditions such as moisture levels, sun exposure, previous coating failure or excessive traffic.

Payment terms of contract:

[Lowe's Commercial Painting](#) proposes to furnish all labor, material and equipment required in meeting the above-mentioned specifications:

_____ Main bid: Pressure wash all sidewalks and Miami curbs in Mainland's #3

For the sum of \$11,400.00

Scott@lowescommercialpainting.com

Please review, initial accepted options and contact our office for the Final Contract if the job specifications mentioned above are satisfactory and acceptable. Any unsigned contract will be void after (90) days.

Pinellas License # C8665 – Hillsborough License # PA2882

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