

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOD ANNAUL BUDGET MEETING
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782

Thursday, September 25, 2025, at 6:30 PM

AGENDA

Call to Order:

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

Dispensation of Minutes: Motion to approve the minutes of the Board Meeting of August, 2025

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:

New Business:

2026 Budget

To adopt the 2026 Proposed Operating and Partially Funded Budget in the amount of \$2,108,637 as presented and published to the members.

Annual Meeting Notice and Proposed Budget Mailing:

To place the following items on the Annual Meeting Agenda for membership vote:

1. To rollover excess Membership income over Membership expenses, if any, for the fiscal year ending 12/31/2025 to offset the subsequent tax year membership assessments as provided IRS Revenue Ruling.
2. To waive the reserves required by Section 718.112(2) (f), Florida Statutes, to be waived for the fiscal calendar year and to be reduced to a level presented by the Board of Directors
3. To use Reserve interest funds when they have reached \$100,000, to pay down the mortgage on the Clubhouse, reducing the monthly OPEX mortgage payment expense, or as otherwise worded by legal counsel.

MAINLANDS OF TAMARAC BY THE GULF UNIT 3 (cont'd)

Social Club

To discuss and approve the “Hold Harmless and Indemnification Agreement” document dated 12/16/2024, which was not previously approved.

Lawns

To approve one-year lawn contracts as follows:

1. Tri-S Pest Control for fertilization, weed & pest control in the amount of \$37,960.68, plus Mole Cricket Treatment in the amount of \$9,780.00
2. Complete Care Landscaping for lawn care in the amount of \$81,797.04.

Pool Heating

To approve the pool works contract to install 3 new fully electric heaters and coolers and cap the geothermal system for \$25,968.77.

Adjournment

Proposed 2026 Mainlands Unit 3 Partially Funded Budget - Exhibit A
For Fiscal Year Jan 1, 2026 - Dec. 31 2026

Acct. #	Description	Budget 2025	Budget 2026	Monthly 2026	Avg. Unit Cost/Mo.
Operating Accounts					
7110-000	Insurance - General	\$ 46,670	\$ 45,700	\$ 3,808	\$ 10.79
7115-001	Bank Charges	\$ 300	\$ -	\$ -	\$ -
7210-000	Legal & Professional	\$ 7,000	\$ 7,000	\$ 583	\$ 1.65
7212-001	Professional - Audit Fees	\$ 6,300	\$ 6,500	\$ 542	\$ 1.53
7310-002	Taxes Corp. Annual (SunBiz)	\$ 122	\$ 61	\$ 5	\$ 0.01
7310-003	Taxes- Condo Fee	\$ 1,412	\$ 1,412	\$ 118	\$ 0.33
7310-006	Taxes - Pool Permit	\$ 300	\$ 300	\$ 25	\$ 0.07
7310-008	Tax - Federal Income	\$ 9,540	\$ 9,540	\$ 795	\$ 2.25
7510-000	Administrative - Office	\$ 4,737	\$ 4,411	\$ 368	\$ 1.04
7710-001	Rec Hall/Mort. Int (+Prin. #2100-000)	\$ 88,552	\$ 88,552	\$ 7,379	\$ 20.90
7810-000	Uncollectible Assessments	\$ 3,000	\$ 3,000	\$ 250	\$ 0.71
8010-000	Master Assoc. Fees	\$ 120,210	\$ 126,400	\$ 10,533	\$ 29.84
8021-000	Salaries /Payroll (Maintenance)	\$ 17,323	\$ 21,148	\$ 1,762	\$ 4.99
8110-038	R&M- Rec Area	\$ 21,656	\$ 16,439	\$ 1,370	\$ 3.88
8110-040	Gate Project	\$ 50	\$ -	\$ -	\$ -
8150-000	Operating Contingency	\$ 8,200	\$ 16,400	\$ 1,367	\$ 3.87
8210-001	Grounds-Lawn Service	\$ 129,342	\$ 128,748	\$ 10,729	\$ 30.39
8312-000	Pool Service-General	\$ 11,860	\$ 16,080	\$ 1,340	\$ 3.80
8710-001	Utilities - Electric	\$ 30,084	\$ 29,645	\$ 2,470	\$ 7.00
8710-004	Utilities - Electric-Pool Heating	\$ 16,500	\$ 16,622	\$ 1,385	\$ 3.92
8710-005	Utilities- Telephone	\$ 540	\$ -	\$ -	\$ -
8710-007	Utilities - Water/Sewer/Trash	\$ 345,733	\$ 372,970	\$ 31,081	\$ 88.05
8710-010	Utilities - Reclaimed Water	\$ 18,036	\$ 30,734	\$ 2,561	\$ 7.26
8710-012	Utilities - Cable TV & Internet	\$ 224,390	\$ 237,971	\$ 19,831	\$ 56.18
Total - Operating		\$ 1,111,857	\$ 1,179,631	\$ 98,303	\$ 278.48
Reserve Accounts					
3020-001	House/Roof Painting/Cleaning	\$ 115,000	\$ 115,000	\$ 9,583	\$ 27.15
3021-000	Master Paving - Blvd.* (.222013)	\$ 30,000	\$ 25,000	\$ 2,083	\$ 5.90
3022-000	Street Repair	\$ 40,000	\$ 25,000	\$ 2,083	\$ 5.90
3022-001	Sidewalks/Curbs Repair Allowance**	\$ 15,000	\$ 23,600	\$ 1,967	\$ 5.57
3023-001	Roof Repair/Replace	\$ 580,000	\$ 580,000	\$ 48,333	\$ 136.92
3025-000	Recreation Area	\$ 5,000	\$ 12,000	\$ 1,000	\$ 2.83
3025-001	Pool Resurfacing & Equipment	\$ 22,000	\$ 2,000	\$ 167	\$ 0.47
3026-000	Landscape Sod Allowance**	\$ 10,000	\$ -	\$ -	\$ -
3027-000	Sea Walls Allowance* (.271122)	\$ 3,714	\$ 3,406	\$ 284	\$ 0.80
3031-000	Exterior Home Repair/Replace Allow.**	\$ 20,000	\$ 30,000	\$ 2,500	\$ 7.08
3040-000	Sewer Systems* (.271122)	\$ 10,000	\$ 10,000	\$ 833	\$ 2.36
3041-000	Water Systems* (.222013)	\$ 60,000	\$ 50,000	\$ 4,167	\$ 11.80
3046-000	Sprinkler/Irrigation Allowance**	\$ 25,000	\$ 28,000	\$ 2,333	\$ 6.61
3052-000	Storm Drains Allowance**(.271122)	\$ 5,000	\$ 25,000	\$ 2,083	\$ 5.90
Total - Reserves		\$ 940,714	\$ 929,006	\$ 77,417	\$ 219.31
Grand Total Operating & Partial Reserves Budget		\$ 2,052,571	\$ 2,108,637	\$ 175,720	\$ 497.79

If you vote "yes" to "waive" a fully funded budget,
effective Jan 1, 2026, your maintenance fees will be:

Lot B	Lot C	Lot E	Lot F
\$468.55	\$489.48	\$510.41	\$541.80

Please Note: Partially Funded Reserves are not funded sufficiently to prevent the possibility of special assessments. The amount of assessments necessary to bring the reserves up to proper level is the difference between the fully funded budget and the reserve balance.

*Split expense with other units

**Per Reserve Study, allowance is used as we are replacing as we go.

(please see reverse)

Mainlands of Tamarac, Unit #3, Fully Funded Budget - Exhibit B

Budget Fiscal Year Jan 1, 2026 - Dec 31, 2026

Description	Current Category Costs (from Reserve	Est. Balance 12/31	Expected Life When New	Est. Remain Life	\$ Req. for Fully Funded Budget	Mo. Unit Cost \$
House/Roof Painting/Cleaning	\$961,925	\$303,323	7	3	\$219,534	\$51.83
Master Paving - Blvd.* (.222013)	\$152,053	\$187,049	20	2	\$0	\$0.00
Street Repair	\$341,919	\$244,640	5-25	4	\$24,320	\$5.74
Sidewalks/Curbs Repair Allowance**	\$107,200	\$28,982	5	5	\$15,644	\$3.69
Roof Repair/Replace	\$7,413,000	\$209,365	1-23	6	\$1,200,606	\$283.43
Recreation Area	\$403,012	\$177,626	5-30	18	\$12,521	\$2.96
Pool Resurfacing & Equipment	\$79,936	\$50,616	12-20	9	\$3,258	\$0.77
Landscape Sod Allowance**	\$10,000	\$18,252	1	1	\$10,000	\$2.36
Sea Walls Allowance* (.271122)	\$77,100	\$60,071	20	5	\$3,406	\$0.80
Exterior Home Repair/Replace Allow.**	\$25,000	\$113	1	1	\$25,000	\$5.90
Sewer Systems* (.271122)	\$1,153,639	\$229,950	50	12	\$76,974	\$18.17
Water Systems* (.222013)	\$1,050,343	\$183,210	50	12	\$72,261	\$17.06
Sprinkler/Irrigation Allowance**	\$40,000	\$14,234	1	1	\$40,000	\$9.44
Storm Drains Allowance**(.271122)	\$6,000	\$113,260	1	1	\$6,000	\$1.42
Totals	\$11,821,127	\$1,820,690			\$1,709,524	\$403.57
<i>Total Operating Budget</i>					<i>\$1,183,281</i>	<i>\$279.34</i>
Grand Total Budget/Avg. Mo. Unit Cost					\$2,892,805	\$682.91

Note: If you vote "no" to waiving a fully funded budget, your maintenance fees would be as follows, effective January 1, 2026

Monthly Maintenance Fees with Fully Funded Budget	
Lot B	\$637.46
Lot C	\$670.04
Lot E	\$702.61
Lot F	\$751.47

*Shared expense with other units

**Per Reserve Study, allowance is used as we are replacing as we go.



General Pest and Lawn Services



"We have a Deal!"

802 W. Waters Avenue Tampa, Florida 33604 Phone: (813) 936-5850 Fax: (813) 935-5564

Contact Name: MAINLANDS OF TAMARAC III Customer # _____
Service Address: 9615 MAINLANDS BLVD () _____
City/Zip: PINELLAS PARK, FL 33782-3436
(If Different) Contact Person: JOE POLKOWSKI (427) 543-5670 Cell
Billing Address: 10161 49TH STN (SUITE L) () _____ WK
City/Zip: PINELLAS PARK FL 33782-3436 () _____ Fax
Service Start Date: _____ Time: _____ Tech: _____

Five Star ★★★★★ Pest Control Service

[] Corner

Size of Home and Garage _____ [] Waterfront [] Conservation [] Standard

Crawling Insects: *Ants* Roaches*Spiders* Silverfish*Palmetto Bugs* Earwigs*Crickets*

In the unlikely event the bugs come back TRI-S will retreat the area of infestation Free of Charge.

Interior Service: (1st Time) [] Kitchen [] Bathrooms [] Garage [] Dust Attic [] _____
[] Other _____

Exterior Service: (1st Time and each consecutive visit)

[] Inject Pest Tube System [] Volume Spray Applications [] 5' perimeter barrier treatment around home

[] 3' Base of walls [] Soffits and Eaves [] Remove Spider webs & Wasp nests (First floor only during Reg. Svc.)

[] Door and Window Perimeters [] Crawl Space [] Other: _____

Initial Cost _____ Then [] Quarterly _____ [] Every Other Month _____ [] Monthly _____

☒ **Lawn Beautification** ☒

TURF MAGIC

☒ St. Augustine [] Bermuda
[] Bahia [] Zoysia

Total Square Footage 935,000 Current Condition: [] New Sod [] Good [] Fair [] Poor
Comments: _____

☒ Pro-Nutrients® Program: Complete Fertilization {Granular and Liquid Applications} Total yearly -

☒ Turf Damaging Insects: Chinch Bugs, Mole Crickets, Army Worm, Sod Webworm 47740.68

☒ Weed Control: Florida Pusley, Betony, Dollar, Primrose, Match-Head, Day flower, Yellow Woodsorrel, White Clover, Ground Ivy & Sedge Weeds. Wild Bermuda, Torpedo and Crab grass are excluded (needs to be re-sodded)

Initial Lawn Cost 6326.78 Then ☒ Every Other Month 6326.78 [] Six (6) Weeks _____

Included Cloughouse Fertilization of Plants Twice a year [] Monthly _____
March, Oct

[] Ornamental Care: Plants under 6' - Fertilization, Plant Damaging Insects _____

[] Both Lawn/Orn. \$ _____ Then [] Every Other Month _____ [] Monthly _____

[] COMBO Five Star Service ★★★★★ & Lawn Beautification:

[] Pro-Nutrients® Program [] Turf Damaging Insects [] Weed Control [] Ornamental Care

Initial Cost Both: _____ Then [] Every Other Month _____ [] Monthly _____

Mole Cricket + Egg Hatch Once a Year Application - TOP CHOICE -

(Additional Services:) [] German Roach [] Flea & Tick [] Fire Ant [] Rodent [] Carpenter Ants

[] Grubs [] Root Injections [] Brown Patch, Gray Leaf Spot, Pythium Fungi Cost: 9780.00

ANNUALLY -

Sign

Owner / Agent

Date

(Notice: General Terms and Conditions - See other side of this agreement.)

TRI-S PEST CONTROL REPRESENTATIVE

Date

James J. Jones

7-15-2025

MAINLANDS OF TAMARAC UNIT #3

LAWN CARE CONTRACT

THIS CONTRACT BETWEEN MAINLANDS OF TAMARAC BY THE GULF UNIT NO. THREE ASSOCIATION, INC. ("ASSOCIATION") AND COMPLETE CARE LANDSCAPING LLC ("CONTRACTOR") SHALL BE FOR LAWN CARE PER THE FOLLOW SPECIFICATIONS.

A. MOWING

CONTRACTOR SHALL MOW ALL LAWNS WITH IN THE ASSOCIATION INCLUDING SPECIFICALLY THE LAWNS OF: ALL THREE HUNDRED AND FIFTY THREE HOMES (353), HOUSES, ONE (1) CLUBHOUSE, RECREATIONAL AREA (AROUND CLUBHOUSE), AREAS OF LAND LOCATED ON UNIT 3 PROPERTY, AND UNIT 3 MEDIANS ON MAINLANDS BOULEVARD.

THE MOWING SHALL OCCUR ACCORDING TO FOLLOWING SCHEDULE:

ONCE EVERY WEEK DURING THE MONTHS OF APRIL THROUGH SEPTEMBER.

ONCE EVERY OTHER WEEK DURING THE MONTHS OF OCTOBER THROUGH MARCH.

CONTRACTOR AGREES TO PERFORM, AT THE REQUEST OF THE ASSOCIATION, ADDITIONAL MOWINGS OF THE AREAS SET FORTH ABOVE AT THE RATE OF \$1,573.02 PER MOW.

CONTRACTOR SHALL ENSURE THAT THE HEIGHT OF THE GRASS AFTER MOWING SHALL NOT BE LOWER THAN 3-1/2"

DRIVING OF MOWERS OVER DRIVEWAYS, PATIOS, OR SIDEWALKS (EXCLUDING FRONT SIDEWALKS) IS STRICTLY PROHIBITED.

NO HIGH SPEED DRIVING OR TURNING OF MOWERS SO AS TO CAUSE RUTS AND/OR DAMAGE TO LAWNS IS PERMITTED. IF WEIGHT OF THE MOWERS IS CAUSING RUTS AND/OR DAMAGE TO THE LAWNS, THE DAMAGE WILL BE REPAIRED AND DIFFERENT EQUIPMENT WILL NEED TO BE USED.

THE DIRECTION OF DISCHARGE OF LAWN CLIPPINGS FROM THE MOWER SHALL BE AWAY FROM THE HOUSES WHEN MOWING WITHIN THREE (3) FEET OF HOUSE.

IF GRASS HEIGHT IS SO HIGH AS TO LEAVE DEBRIS OVER THE LAWN THE DEBRIS WILL BE REMOVED.

ALL MOWING EQUIPMENT WILL BE THOROUGHLY RINSED PRIOR TO PERFORMING SERVICES ON THE PROPERTY.

CONTRACTOR INITIALS: _____

LAWN DIRECTOR INITIALS: _____

B. EDGING OF LAWNS

ALL HARD FLAT SURFACES AROUND THE ENTIRETY OF ALL HOUSES AND BUILDINGS AS WELL AS ALL SIDEWALKS AND DRIVEWAYS SHALL BE EDGED WITH MECHANICAL EDGER (NO LINE TRIMMER ALLOWED WITH THE EXCEPTION OF THE PAVER PATIOS AND DRIVEWAYS).

LINE TRIMMERS WILL BE USED ON PAVER BLOCK DRIVEWAYS AND PATIO. NO MECHANICAL EDGER IS PERMITTED.

EDGING SHALL BE DONE AT EACH MOWING DATE.

C. TRIMMING

LINE OR STRING TRIMMING OF THE GRASS AROUND ENTIRE HOUSES AND BUILDINGS IN AREAS WHERE MOWERS CANNOT ACCESS (THIS INCLUDES LANDSCAPE BEDS, HOUSE, TREES, ETC.).

TRIMMING HEIGHT SHALL NOT BE LOWER THAN 3-1/2"

D. SPRINKLERS

SPRINKLER HEADS AND DRAINS SHALL BE CLEANED AND TRIMMED ONCE A MONTH DURING THE MONTHS OF MARCH THROUGH OCTOBER AND EVERY OTHER MONTH NOVEMBER THROUGH FEBRUARY.

E. BLOWING AND CLEAN UP

ALL SURFACES (FRONT AND BACK) AROUND THE HOMES AND BUILDINGS AS WELL AS ALL PATIOS, DRIVEWAY LOWER LEDGES, THE POOL, ALL WHITE ROCK AREAS (LIGHT POLES AND ENTRANCE SIGNS) AND WALKWAYS SHALL BE CLEANED OF ALL LAWN DEBRIS BY MECHANICAL BLOWERS.

BLOWING SHALL BE AIMED AWAY FROM THE HOUSES, BUILDINGS AND POOL DRAINS.

F. PRUNING (RECREATION AREA AROUND CLUBHOUSE)

THE PLANTS AND SHRUBS LOCATED AROUND THE CLUBHOUSE AND THE RECREATION AREA NEAR THE CLUBHOUSE SHALL BE TRIMMED EVERY TWO (2) MONTHS. THE LAWN DIRECTOR SHALL PROVIDE CONTRACTOR WITH SPECIFICATIONS FOR THE TRIMMING PRIOR TO SAME BEING PERFORMED. CONTRACTOR SHALL GIVE LAWN DIRECTOR 10 DAYS ADVANCED NOTICE OF ITS INTENT TO PERFORM PRUNING.

IN ADDITION TO THE BI-MONTHLY TRIMMINGS NOTED ABOVE, AN ADDITIONAL TRIMMING OF THE PLANTS AND SHRUBS SHALL OCCUR ONE (1) WEEK PRIOR TO THANKSGIVING DAY. THERE SHALL BE NO TRIMS UNTIL SECOND (2ND) WEEK IN JANUARY.

THE PRUNING OF LARGE PALM TREES (THOSE PALM TREES WITH A HEIGHT IN EXCESS OF 10 FEET) ARE NOT INCLUDED IN THIS SECTION F.

CONTRACTOR INITIALS: _____

LAWN DIRECTOR INITIALS: _____

G. MISSED MOWER DATE

IF A MOWER DATE OR OTHER WORK REQUIRED BY THIS CONTRACT IS MISSED OR NOT PERFORMED, IN WHOLE OR PART, AND IT CANNOT BE MADE UP DURING THE SAME WEEK THAT THE MOWER DATE WAS TO OCCUR, A CREDIT SHALL BE ISSUED ON THE FOLLOWING MONTHS INVOICE. THE CREDIT SHALL BE CALCULATED AS FOLLOWS: MISSED MOW \$1,573.02

AT THE DISCRETION OF THE LAWN DIRECTOR OTHER WORK PERFORMED BY THE CONTRACTOR MAY BE SUBSTITUTED INSTEAD OF ISSUING A CREDIT FOR A MISSED MOWER DATE.

THE PROPERTY MANAGER AND LAWN DIRECTOR MUST BE NOTIFIED WITHIN 24 HOURS OF A MISSED MOWER DATE.

H. DAMAGES

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PERSONAL AND/OR REAL PROPERTY CAUSED BY THE CONTRACTOR. HOWEVER, CONTRACTOR SHALL BE GIVEN THE OPPORTUNITY TO INSPECT AND/OR REPAIR ANY DAMAGE CAUSED BY IT.

DAMAGE TO LAWNS (FURROWS, ETC.) SHALL BE REPAIRED WITHIN 2-3 DAYS AFTER OCCURRENCE.

DAMAGE TO PROPERTY, OTHER THAN LAWNS (DOWNSPOUTS, MAILBOXES, ETC.), SHALL BE REPAIRED WITHIN 7 CALENDAR DAYS AFTER NOTIFICATION OF SUCH DAMAGE. IF THE CONTRACTOR HAS NOT REPAIRED THE DAMAGE WITHIN 14 CALENDAR DAYS AFTER NOTIFICATION OF SUCH DAMAGE, THE ASSOCIATION MAY HAVE THE DAMAGE REPAIRED AT THE CONTRACTOR'S EXPENSE.

I. COMMUNICATIONS AND EMPLOYEES:

AN ENGLISH SPEAKING PERSON MUST BE ON PROPERTY WHEN WORK IS BEING PERFORMED BY CONTRACTOR. THE CONTRACTOR SHALL NOT PERMIT ANY PERSON TO PERFORM WORK WITHIN THE ASSOCIATION THAT THE ASSOCIATION REASONABLY OBJECTS TO. THE USE OF SUBCONTRACTORS IS PROHIBITED.

J. CANCELLATION OF CONTRACT:

THE ASSOCIATION MAY CANCEL THIS AGREEMENT UPON THIRTY (30) DAYS' WRITTEN NOTICE. IN THE EVENT OF CANCELLATION, THE ASSOCIATION SHALL NOT BE LIABLE FOR THE PAYMENT OF THE BALANCE OF THE CONTRACT. CONTRACTOR SHALL ONLY BE ENTITLED TO RECEIVE PAYMENT FOR THE WORK PERFORMED DURING THE 30 DAYS PRECEDING TERMINATION BASED ON THE MONTHLY ALLOCATION OF THE CONTRACT PRICE SET FORTH IN SECTION.

CONTRACTOR INITIALS: _____

LAWN DIRECTOR INITIALS: _____

K. INSURANCE:

CONTRACTOR SHALL MAINTAIN AND KEEP IN FORCE AT ALL TIMES DURING THIS CONTRACT A WORKERS COMPENSATION POLICY IN AN AMOUNT REQUIRED BY LAW AND A GENERAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF NOT LESS THAN \$500,000.00. THE ASSOCIATION MAY REQUEST PROOF OF INSURANCE AT ANY TIME AND CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE WITHIN FIVE DAYS OF THE ASSOCIATION'S REQUEST.

L. LENGTH OF CONTRACT:

THE TERM OF THIS CONTRACT SHALL BE FOR 1 YEAR BEGINNING OCTOBER 1ST, 2025. THIS CONTRACT MAY BE RENEWED BY THE ASSOCIATION UPON THE ASSOCIATION GIVING A 30 CALENDAR DAY NOTICE TO CONTRACTOR OF ITS INTENT TO RENEW THE CONTRACT PRIOR TO THE END OF THE CONTRACT.

M. WORK: ALL WORK SHALL BE PER THIS CONTRACT, NO EXCEPTIONS.**N. ASSIGNABILITY:**

THIS CONTRACT IS NOT ASSIGNABLE.

O. INDEMNITY.

TO THE FULLEST EXTENT PERMITTED BY LAW THE CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE ASSOCIATION, ITS MEMBERS, AGENTS AND EMPLOYEES FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AT TRIAL AND FOR ANY APPEAL, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF ANY WORK PERFORMED BY CONTRACTOR, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MIGHT BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.

THE INDEMNIFICATION OBLIGATION REQUIRED BY THIS SECTION SHALL NOT BE LIMITED BY A LIMITATION ON THE AMOUNT OF TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR A SUBCONTRACTOR UNDER WORKERS COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

CONFLICTS WITH THIS CONTRACT SHALL BE ENFORCED IN A COURT OF LAW, WITH VENUE LYING SOLELY IN PINELLAS COUNTY, AND WITH THE PREVAILING PARTY ENTITLED TO REIMBURSEMENT OF ITS REASONABLE ATTORNEYS' FEES AND COSTS, AT TRIAL AND FOR ANY APPEAL.

CONTRACTOR INITIALS: _____

LAWN DIRECTOR INITIALS: _____

P. PRICE:**TOTAL PRICE FOR ALL WORK SPECIFIED IN THIS CONTRACT FOR THE FIRST YEAR: \$ 81,797.04**

THIS PRICE INCLUDES ALL TAXES AND PERMIT COST. THE PRICE OF THE CONTRACT SHALL BE ALLOCATED OVER A 12 MONTH PERIOD AND THE ASSOCIATION SHALL PAY SUCH ALLOCATION ON A MONTHLY BASIS.

MISSED MOW CREDIT AMOUNT -----\$1,573.02

IN WITNESS, THE PARTIES HAVE AGREED UPON AND EXECUTED THIS CONTRACT.

<u>MAINLANDS OF TAMARAC UNIT 3 LAWN DIRECTOR</u>	<u>MAINLANDS OF TAMARAC UNIT 3 PRESIDENT</u>
<u>NAME (PLEASE PRINT)</u>	<u>NAME (PLEASE PRINT)</u>
<u>SIGNATURE</u>	<u>SIGNATURE</u>
<u>DATE:</u> _____	<u>DATE:</u> _____

<u>COMPLETE CARE LANDSCAPING LLC.</u>
<u>SIGNATURE:</u> _____
<u>PRINT NAME:</u> _____
<u>DATE:</u> ____/____/____

CONTRACTOR INITIALS: _____

LAWN DIRECTOR INITIALS: _____



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Mainlands 3

By
Dawn Shanley
The Pool Works of Florida
September 18, 2025



Commercial Pool Construction, Renovation & Innovation

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

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

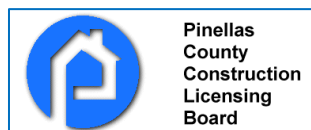
The following resources are available to verify licensing and business practices.

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



HEATING PROPOSAL

Submitted To: Mainlands 3

Date: September 18, 2025

Work to be performed at: 10050 Mainlands Blvd. N. | Pinellas Park, FL 33782

Point of Contact: Joe Polkowski | 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.

Pool Data

Pool Volume: 50,400 Gallons

Spa Data

Spa Volume: _____ Gallons

- Install (3) New GulfStream HE150TA Heat/Cool Heat Pump(s) for the Pool
 - **Manufacturer Warranty**
 - (5) Years Labor
 - (7) Years Full Parts, plus Year 8, 9 & 10 Limited Parts
- (3) Lockable Display Cover
- (3) New 3x3 Hurricane Concrete Pads
- Remove existing water source heaters and cap off 2" To/From well pipes. De-energize the breaker for the well pump.
- Plumb with proper size piping and connect to electrical service.
- **Permitting**, if needed
- **The Pool Works of Florida 5 Year Workmanship Warranty**
- The Pool Works of Florida Applies to Apples Price Match Guarantee



Efficiency, Reliability, Performance!

Quiet Operation! Designed with neighbors (near the pool & spa environment) in mind. Ultra-quiet fan and compressor used for ultra-quiet operation.

Project Total \$25,968.77



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: Mainlands 3 – Pool Heating

Date: September 18, 2025

1. Payment schedule as follows:

50% due at contract signing.	\$ 12,984.39
40% due upon heater delivery to site.	\$ 10,387.51
10% due within 7 days of completion	\$ 2,596.87

2. Balance to be paid in full upon satisfactory completion of work.

3. 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.

4. 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.

6. 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.

- We will Register your heater(s) with the manufacturer
- Please consider the Preventive Maintenance Program from Gulf Stream



State of Florida Pool Contractor, License # CPC1457968



Prevent the Cool-Pool Blues

Preventative Maintenance on your pool heater can save money, speed up heating time, increase efficiency and add longer life to your Gulfstream

32 Point Tune-Up and Maintenance Program Includes:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Clean/ Rinse Coil | <input type="checkbox"/> Thermal Expansion | <input type="checkbox"/> Inspect Compressor | <input type="checkbox"/> Check Disconnect |
| <input type="checkbox"/> Check Air Flow | <input type="checkbox"/> Compression Fitting | <input type="checkbox"/> Heat Exchanger | <input type="checkbox"/> Electric Connections |
| <input type="checkbox"/> Check Water Flow | <input type="checkbox"/> Filter Drier | <input type="checkbox"/> Fan Motor | <input type="checkbox"/> Low Volt Connections |
| <input type="checkbox"/> Check Drainage | <input type="checkbox"/> High Pressure Switch | <input type="checkbox"/> Fan Blade | <input type="checkbox"/> Compressor Plug |
| <input type="checkbox"/> Remove Debris | <input type="checkbox"/> Low Pressure Switch | <input type="checkbox"/> Unions and Plumbing | <input type="checkbox"/> Control Board |
| <input type="checkbox"/> Corrosion Check | <input type="checkbox"/> Evap Coil | <input type="checkbox"/> Bezel | <input type="checkbox"/> Transformer |
| <input type="checkbox"/> Safety Controls | <input type="checkbox"/> Copper Lines | <input type="checkbox"/> Cabinet | <input type="checkbox"/> H2O Pressure Switch |
| <input type="checkbox"/> Clean Exterior | <input type="checkbox"/> Check Sensors | <input type="checkbox"/> Reversing Valve | <input type="checkbox"/> Contactor |

Benefits to a Preventative Maintenance:

- Preferred Service
- No trip charge for repairs made during Preventative Maintenance
- \$25 off future service calls for 1-year
- Learn ways to optimize efficiency
- Reduce Electric Bills

Don't Let Minor Repairs Become Major Breakdowns!!

**Preventative
Maintenance**

Only \$139
(June-Sept Price \$99)

**Corrosion Resist
Coil Protection**

Only \$139
(June-Sept Price \$99)

**Lockable Display
Cover - Installed**

Only \$139
(June-Sept Price \$99)

5-Year Tune-up (Over \$800 Value)

Only \$450 (June – Sept Only)

**Includes: New Control Board, Capacitors (x2), Sensors,
Transformer, Contactor, Bezel and a Preventative Maintenance**

Contact: (239) 567-0009 or www.GulfstreamHeatPump.com

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

G&F Manufacturing, Inc.

GULFSTREAM HEAT PUMP

LIMITED FACTORY WARRANTY ADDENDUM

Purchased Warranty Options:

G&F Manufacturing, Inc will provide the following warranty options on the Gulfstream line of swimming pool heaters for in-Florida installations.

Offered Options:

1. Labor (3 years total)

The Owner is responsible for all labor charges after year three (3).

Proof of purchase or registration of the product is required to process additional warranty beyond the standard 2 -Years Labor warranty and must be associated with the serial number on file with G&F Manufacturing, Inc.

G&F Manufacturing, Inc. (hereafter referred to as "Manufacturer") warrants the Gulfstream Heat Pump, to the original owner and installation site (hereafter referred to as "Owner"), to be free of material or workmanship defects for a limited term. Specific warranty terms, by region or state, are listed at the end of this document. This warranty shall begin upon date of purchase, verified by the Owner's proof of purchase documents or, in lieu of Owner's documents, from date of manufacture. Claim for warranty reimbursement must have prior authorization by Manufacturer and be performed by a factory authorized service center. This warranty is void if the product is repaired or altered in any way by any persons or agencies other than those authorized by Manufacturer, and is in lieu of all other warranties, expressed or implied, written or oral.

The warranty is applicable only if the unit's installation and operation is followed in accordance with the manufactured model's owner/installation manual. This limited warranty is for the product installed on a swimming pool or spa only. The liability of the Manufacturer shall not exceed the repair or replacement of defective parts, and shall not include transportation charges for equipment or component parts to or from the factory. The owner shall be responsible for any travel charges that may be incurred by the service center or service agent. The Manufacturer shall not be liable for any loss, damage, or injury, whether direct, consequential or incidental, arising out of the use or inability to use this product. This warranty does not include services such as inspections, maintenance, or unnecessary service calls due to erroneous operational reports, external valve positions, water flow issues, or electrical service. This warranty does not include the repair of damage to any internal piping or components due to freezing conditions, negligence, abuse, installations in corrosive environments, water damage, corrosion or discoloration of the product or atmospheres nor acts of God. All parties agree sole jurisdiction and venue shall be Lee, County Florida.

Effective Date 8-1-2020

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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.



Price Match Guarantee Program

The Pool Works of Florida will match an actively licensed competitor's price on any comparable project scope.
(Please see the Apples to Apples Comparison Checklist)



State of Florida Pool Contractor, License # CPC1457968

Price Match Guarantee Program Comparison Checklist

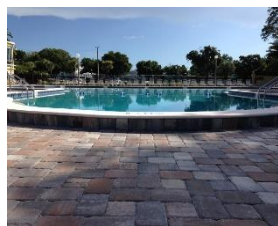
The Pool Works proudly offers the Apples to Apples Price Match Guarantee Program. As an industry leader, we provide the most comprehensive proposal packages, assisting our customers to understand the scope and details of the project, the level of our professionalism, our quality craftsmanship, materials and warranties.

As they say, no two companies are the same, but without being an industry expert, how does a Board of Directors make the most informed decision. That is why we have created this Comparison Checklist to help in gathering specifics concerning scope. Tangible comparisons will assist in qualifying your choice.

Comparison Points	The Pool Works	Competitor(s)
○ Gulf Stream is the manufacturer of the Air Source Heat Pump	✓	
○ The heater manually defrosts itself vs. ambient defrost units which can take considerably longer to defrost and get back up and heating.	✓	
○ Gulf Stream is located in North Fort Myers, FL. They will service and repair their heaters with quick response time.	✓	
○ Warranty: Up to 5 Years Labor (7) Years Full Parts, plus Year 8, 9 & 10 Limited Parts	✓	
○ Preventive Maintenance Program (Optional)	✓	
○ 5 Year Workmanship Warranty offered by The Pool Works	✓	



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

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



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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 727.938.8389

Email Requests: dshanley@thepoolworks.com



Furniture Refurbishment Services

If you're 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
- Replacement Nylon Feet

Set up an appointment at our place or yours.

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