

## **FIRST OFFICIAL NOTICE**

### **Of the Date, Time, & Place of the ANNUAL MEETING & Statement of Procedure for Qualifying for Board of Directors' Candidacy**

**TO ALL MEMBERS:**

On Saturday, October 25, 2025 at 1:00 PM, in 10050 Mainlands Blvd North, Pinellas Park, FL 33782, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" that will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

#### **QUALIFYING FOR THE BOARD OF DIRECTORS**

There are Four (4) positions to be filled at the 2025 annual meeting of the members. On or before **September 15, 2025**, you must give written notice to the Association of your intent to run for the Board. The enclosed "Notice of Intent to be a Candidate for the Board" may be used for that purpose. **Please note that if the deadline to receive the Notice of Intent to be a Candidate falls on a day when the Association Office is closed, the deadline is NOT extended. The Notice of Intent to be a Candidate must be received by the Association no later than the stated deadline and it is the Candidate's responsibility to ensure timely receipt by the Association.** The notice can be sent via regular mail or hand-delivery to the Association's mailing address: 10161 49Th Street North, Suite L, Pinellas Park, FL 33782, via email to: admin@themainlands.com or via facsimile to: 727-573-0876.

You may submit an Information Sheet, on one side of a page no larger than 8½ by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association on or before **September 20, 2025 1:00 p.m.** The ballots and timely submitted Information Sheets will be mailed to voting members with the Second Notice of the Annual Meeting not less than **fourteen (14) days** prior to the date of the Annual Meeting.

Also enclosed is a copy of the proposed budget relating to the fiscal (calendar) year of **2026**. You are also hereby notified that there will be a Budget meeting of the Board of Directors on **September 25, 2025 at 6:30pm** at the Unit Three Clubhouse where the board will vote to adopt the proposed budget. Please take time to review the enclosed budget and bring it with you to the meeting.

**THE BOARD OF DIRECTORS**

**NOTICE of INTENT of CANDIDACY for the BOARD OF DIRECTORS of  
MAINLANDS OF TAMARAC BY THE GULF UNIT THREE 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 which must be submitted to, and in possession of the association by **SEPTEMBER 15, 2025** 1:00 p.m. - (not less than 40 days prior to scheduled election - Florida Statute 718.112).

You may submit an Information Sheet on one side of a page no larger than 8½" by 11" (Florida Statute 718.112) containing your qualifications and/or platform for office. This Information Sheet must be submitted by **SEPTEMBER 20, 2025 1 p.m.** - (not less than thirty-five (35) days prior to the election - Florida Statute 718.112), or it will not be included in the mailing of the Second Notice of Meeting.

(MARK ONE): ☐ I am enclosing ☐ I will be submitting ☐ I will not submit an Information Sheet. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

**SUBMIT THIS INTENT OF CANDIDACY AND YOUR INFORMATION SHEET** (if provided) **TO THE ASSOCIATION:**  
10161 49<sup>th</sup> Street North Suite L, Pinellas Park, FL 33782, or e-mail to: [mainlandsoffice@gmail.com](mailto:mainlandsoffice@gmail.com).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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 15, 2025;
- III. ON SEPTEMBER 15, 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 15, 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 15, 2025; AND/OR
- VI. YOU HAVE A CRIMINAL CHARGE PENDING INVOLVING FORGERY OF A BALLOT ENVELOPE OR VOTING CERTIFICATE USED IN A 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.

Prepared By and Return To:  
Anne M. Hathorn, Esq.  
Anne Hathorn Legal Services, LLC  
150 2<sup>nd</sup> Ave. N., Suite 1270  
St. Petersburg, FL 33701

CERTIFICATE OF AMENDMENT TO THE DECLARATION  
OF CONDOMINIUM OF MAINLANDS OF TAMARAC  
BY THE GULF, UNIT NO. THREE, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendment to the Declaration of Condominium of Mainlands of Tamarac by the Gulf, Unit No. Three, a Condominium, originally recorded in Official Records Book 3258, Pages 641-714, of the Public Records of Pinellas County, Florida, was duly adopted in the manner provided in the Governing Documents, by owner vote at a meeting held on October 26, 2024.

IN WITNESS WHEREOF, we have affixed our hands this 06 day of November, 2024, in Pinellas County, Florida.

WITNESSES:

MAINLANDS OF TAMARAC BY THE GULF,  
UNIT NO. THREE ASSOCIATION, INC.

Lisa Anderson  
Printed Name Lisa Anderson

By: Ron Kimball  
RON KIMBALL, PRESIDENT

Dawn Harper  
Printed Name: Dawn Harper

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 6 day of November, 2024, by Ron Kimball, as President on behalf of Mainlands of Tamarac by the Gulf, Unit No. Three, Association, Inc., a Florida not-for-profit corporation. He is personally known to me or has produced valid photo identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 6 day of November, 2024.



JOSEPH POLKOWSKI  
Notary Public  
State of Florida  
Comm# HH144552  
Expires 7/5/2025

Joseph Polkowski  
Notary Public, State of Florida at Large  
My Commission Expires: 7/5/2025

**ADOPTED AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF  
MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. THREE, A CONDOMINIUM**

Adopted amendment to Article 5, Section 5.B.1 of the Declaration of Condominium of Mainlands of Tamarac by the Gulf, Unit No. Three, a Condominium, to read as follows:

5. Maintenance, Alteration, and Improvement.

The responsibility for the maintenance of the condominium property and restrictions upon the alteration and improvement thereof shall be as follows:

5.B. Common Elements.

By the Association. The maintenance and operation of the common elements shall be the responsibility of the Association and a common expense, and the Association shall comply with all requirements of Chapter 718, F.S. as concerns the obtaining of bids on contracts for products and services to provide such maintenance and operation.

5.B.1. Alteration and Improvement. There shall be no alteration or further improvement of the real property constituting the common elements without prior approval in writing by the owners of not less than sixty-six (66) percent of those voting by proxy or in person at a duly called meeting of the members, except that the Board shall have the authority to approve material alterations without owner approval for all alterations costing up to Ten Thousand Dollars (\$10,000.00) in the aggregate in any fiscal year. Failure of an owner or owners to approve an alteration or improvement approved by owners of sixty-six (66) percent of the common elements shall not relieve such owner or owners of their respective shares of the cost thereof.

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY "..."**

MAINLANDS OF TAMARAC BY THE GULF UNIT THREE ASSOCIATION INC.  
10161 49<sup>TH</sup> 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.**

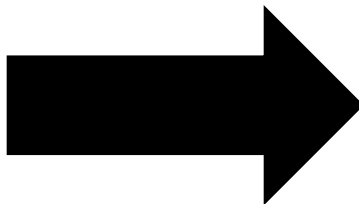
IF YOU ARE UNABLE TO MAKE COPIES OF IDENTIFICATION YOU CAN VISIT THE MAINLANDS OFFICE.

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 THREE ASSOCIATION INC.  
10161 49<sup>TH</sup> 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 **THREE** 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 **THREE** RESIDENCES IN ORDER TO MAINTAIN UNIT **THREE** 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: \_\_\_\_\_