

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOARD OF DIRECTORS MEETING
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782
Thursday, January 22, 2026, 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 November 25, 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:

Unfinished Business:

New Business:

General

Ratify movement of \$856 from OPEX to Reserves account, Exterior Home Repair.

Pool

Ratify expense to purchase and install shower in pool area. Not to exceed \$700.00

Streets

Installation of speed table in area of 100 th Place and 39 th Way, not to exceed \$1,100.

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

C/H-Rec Area

1. Install 5 fans in C/H ceiling, 4 in main room and 1 in porch area. Electric install cost of \$1,750, plus 5 fans at approx. \$120 each for a total cost not to exceed \$2,400.
2. Cleaning, sealing cracks and repainting entry pavement by Creative Outdoor Florida, maintaining, and keeping our distinctive design at a cost of \$1,458.
3. Removal of shrubs and installation of privacy fence in area of A/C units at a cost not to exceed \$700.00.

Amendment of August 24, 2025, minutes

C/H-Rec Area

Purchase Range Hood at a cost not to exceed \$400.00

Labor cost for AES Home Improvement to Install Range Hood over grill \$250.00

Labor cost for AES Home Improvement to Relocate existing 30" Microwave oven in place of 36" Range Hood \$250.00

AES Home Improvement to Construct and install a 91"x 41" Soffitt Bridge between cabinets, Drywall 2 sides – No Painting at a cost of \$250.00

Adjournment at _____.

ESTIMATE



Prepared For

Laura Mann
10050 Mainlands Blvd N
Pinellas Park, FL 33782
(727) 556-0317

Creative Outdoor Florida

5166 S County Line Rd #202
Lakeland, FL 33811
Phone: (863) 232-4274
Email: sales@creativeoutdoorfl.com
Web: creativeresurfacingolutions.com

Estimate # 17294PIN
Date 09/08/2025
Business / Tax # CGC1511579 / CPC1460629

Description	Total
Surface Prep - Pressure Wash Pressure wash surface area. Cracks will be sealed	\$162.00
324sf - Solid Color Coating - Finish Labor & Materials This line item is for labor and materials to include: 1. Application of two color coats with grip additive. 2. Grout lines to be colored a solid color	\$1,296.00
Subtotal	\$1,458.00
Total	\$1,458.00





H&C® Solid Color Stains and Sealers

AVAILABLE COLORS

These colors are a representation. Actual color will vary due to the concrete finishing method (how smooth or porous the surface is), producing a mottling or distressed appearance.

Tile Red HC110	Naturally Red HC126	Terra Cotta HC167	Cedarwood Brown HC103	Red Terrazzo Tile HC102
Terracotta Orange HC159	White Washed Terracotta HC135	Aztec Sand HC136	Neutral Balance Tan HC125	Silk Chocolate HC117
Sandstone HC157	Bombay HC133	Cemented Deal HC141	Siberian Haze HC149	Fresh Concrete HC165
Hint of Gray HC156	Misty Gray HC173	Autumn Brown HC101	Chambré Walnut HC109	Cabernet Brown HC107
Gray Horizons HC140	Gull Gray HC132	Pearl Gray HC164	Silver Gray HC124	Black HC108
Extra-White HC148	Fall Grass HC145	Patio Green HC105	Bombay Breeze HC146	Drive-In Twilight HC155

*Color only available in Concrete Stain Solid Color Water-Based
 TECHNICAL SERVICE 1.800.TO STAIN (867-8246) www.hconcrete.com

Completion days are an approximation and are subject to weather conditions. Customer shall provide power and water. Customer to provide furniture moving. Start date to be mutually agreed. Exclusive access to site required. Rapid Quote estimates are subject to an on-site confirmation of conditions and selection of colors, textures and patterns. Photos represent style and design ideas and are not representative of actual results. Color disclaimer - color will change based on lighting conditions, texture and porosity of the surface, mixing ratios and the type of sealer. Digital colors are affected by the device and screen they are viewed on. People also don't see color the same. Contractor, Florida Paints and Sherwin Williams have made every effort to display and install consistent color; however, some variation should be expected. Contractor warrants exterior overlays against delamination and peeling, including materials and labor, for 2 years. Contractor warrants interior overlays for 1 year. Residential garage floor warranty 5 years. No warranty on flatwork. Warranty excludes surface cracking or delamination caused by cracking or movement in the customer's slab. Garage floor warranty excludes tire marking. No warranty on invoices not paid in full. Contractor will cover the pool during overlay installation; however, some dust and/or debris may still enter the pool and require a pool cleaning. Contractor is not responsible for the cost of cleaning the pool. Contractor is not responsible for any charges incurred due to carbon monoxide/smoke/fire alarm activation during the project. Unforeseen conditions are subject to additional charge. Contractor assumes no liability for drainage, water damage, water vapor damage, slight variations in color, texture or appearance from samples, hidden conditions, or events outside of our control. The more aggressive finished surfaces are, the greater the coefficient of friction and corresponding skid resistance, the more difficult a surface is to clean. The smoother the finished texture the easier the surface is to clean, but there will be a loss of skid resistance. Contractor is not responsible for determining acceptable coefficient of friction. Contractor reserves the right to substitute materials with equal or higher quality as the job may require. Low spot filling is excluded unless specifically included in writing and all low spots must be identified by customer at start of job. Low spot filling is not guaranteed to solve ponding and drainage problems. Permits, if required, are excluded. Pool interior resurfacing contract includes all of the terms and conditions contained in the document entitled Pool Interior Refinishing Conditions of Agreement & Owner Obligations, attached hereto and incorporated herein by reference. Contractor not responsible for pool light bulbs. Unpaid balance shall accrue interest at 18% per annum. Customer agrees to pay reasonable attorneys fees and costs in collecting sums due. 50% deposit is due upon acceptance. Balance due upon completion for overlays, and immediately prior to plaster application to pool interiors. For payments by credit/debit card, the remaining balance will be collected by card charge on the day of job completion and a final invoice will be sent reflecting a zero balance. Proposal good for 14 days. By signing this document, the customer agrees to the terms, services and conditions outlined in this document.

Laura Mann

C & S ELECTRICAL LLC
 3846 34th AVE. N.
 ST. PETERSBURG, FL. 33713
 Ph. 727-418-1415
 Em. Stpetesparkey@yahoo.com

Proposal

Number E3694
 Date 11/12/2025

Bill To
 MAINLANDS OF TAMARAC BY THE
 GULF
 10161 49th ST.
 PINELLAS PARK, FL, 33782

Ship To
 MAINLANDS OF TAMARAC BY THE
 GULF
 UNIT 3 CLUBHOUSE
 PINELLAS PARK, FL, 33782

PO Number Terms Project
 UPON RECEIPT CEILING FANS

Date	Description	Quantit	Rate	Amount
	INSTALL 4 CEILING FAN / LIGHT COMBO IN MAIN HALL WITH FAN/LIGHT SWITCH CONTROL ADJACENT TO MAIN ENTRY/ SEPARATE SURFACE MOUNT			
	INSTALL 1 CEILING FAN / LIGHT COMBO IN LIBRARY ALCOVE WITH FAN/LIGHT CONTROL /SEPARATE SURFACE MOUNT			
	CUSTOMER SUPPLIED FIXTURES			
	PERMIT			\$150.00
	MATERIALS AND LABOR PER FAN	5	\$700.0	\$3,500.00
	FAN SPEED / LIGHT CONTROL	2	\$300.0	\$600.00

Amount Paid	\$0.00	Overhead & Profit	\$0.00
Amount Due	\$4,250.00	Shipping Cost	\$0.00
		Sub Total	\$4,250.00
		Total	\$4,250.00

FOR ACCEPTANCE PLEASE SIGN, DATE AND RETURN TO C & S ELECTRICAL

SIGNATURE _____ DATE _____

From: "bob aesamerica.com" <bob@aesamerica.com>

Date: January 20, 2026 at 06:34:48 EST

To: ss485@tampabay.rr.com

Subject: CLUB HOUSE 3

AES HOME IMPROVEMENT TO SUPPLY AND INSTALL 91 X 41 SOFFIT BRIGE
DRYWALL 2 SIDES NO PAINTING 250.00 ITEM (2)- REMOVE 30 INCH
MICROWAVE AND PUT WHERE 36 INCH RANGE HOOD WAS 250.00 ITEM (3) -
INSTALL NEW RANGE HOOD WHERE MICRO WAVE WAS 250.00