

MAINLANDS OF TAMARAC BY THE GULF UNIT 3

NOTICE OF BOARD OF DIRECTORS MEETING

10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782

Thursday, March 26, 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 February 26, 2026

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:

C/H-Rec Area

1. Motion to replace the clubhouse kiosk at a cost of \$5,727.
2. Motion to ratify the unanticipated expense of \$1,000 from the reserve Rec Area account to mill out the C/H sewer and drain line.

Pool area

Approval of Charter and Special Resolution for a Pool Maintenance Committee for Unit 3.

Storm Drains

1. Motion to ratify the Unit 3 portion of reserves storm drain expense of \$9,202.57 to sleeve collapsing pipes.

Old Records

Motion to destroy records older than December 31, 2018, in compliance with Florida Statute and Federal Law.

Adjournment at _____.

March 3, 2026

Proposal For:

Joe Polkowski
Mainlands Unit 3

Project Description:

Thomas Sign & Awning will manufacture and install the following:

- (1) Double-faced illuminated aluminum sign cabinet
- Overall Size: **72" tall x 5'-9" wide x 12" deep**
- Cabinet to be installed on existing concrete base
- Main copy at top to be internally illuminated
- Lower sign faces designed to accommodate **4" zip letters**
- **Zip letters are not included in this estimate**

Manufacturing Cost: \$4,077.00

Installation Cost: \$1,650.00

Total Project Investment: **\$5,727.00**

Taxes are included in the above pricing.

Terms & Conditions

- 60% deposit required to begin manufacturing
- Balance due upon completion of installation
- Pricing includes one installation trip
- Proposal valid for 30 days

Joe, we appreciate the opportunity to provide this proposal. If everything is acceptable, I will prepare a formal contract for signature so we can move forward with production.



Ryan Dean

National Account Executive

55 Years of Quality Manufacturing & Service

(727) 573-7757 | Ext. 263 | Cell (727) 542-2911

ryan.dean@thomassign.com

4590 118th Ave N Clearwater, FL 33762

Mainlands of Tamarac by the Gulf, Unit Three, a Condominium CHARTER and SPECIAL RESOLUTION POOL AREA MAINTENANCE COMMITTEE

WHEREAS, the board of directors has determined the need to establish a Committee of volunteers ensure the pool area of Mainlands Unit 3 is properly maintained to enhance the area for the benefit of and the enjoyment of the residents; and

WHEREAS, this Committee Charter was adopted at the regular monthly Board Meeting of The Mainlands, Unit 3, Association Board of Directors, held at 7:00pm on __March 26, 2026_____; and

WHEREAS, the Declaration of Condominium for The Mainlands, Unit 3, empowers the Board of Directors to adopt policies and procedures including the appointment of committees to assist in the operation of the Association;

NOW THEREFORE BE IT RESOLVED THAT the Board, by majority consent of those directors in attendance, hereby establishes the following Charter to authorize a Pool Area Maintenance Committee with the following procedures for operations of the committee.

Purpose: The purpose of the Pool Area Maintenance Committee shall be to improve the appearance and maintenance of the area surrounding the pool and surrounding outdoor areas for the benefit of Unit 3 residents. Specific duties listed is not all inclusive and may be expanded or modified at the direction of the Chairman from time-to-time as needs change during the year.

Initially, these are the specific tasks of the committee:

- Straightening chairs and tables after 5 pm
- Checking and cleaning as needed drains from debris
- Assist with cleaning tables - monthly
- Cleaning the pool deck - monthly
- Inspecting noodles for excessive wear and discarding any that are shredding
- Blow off leaves or other debris every morning by 9 am
- Additional tasks as need to be directed to the Committee Chairman as needed or desired

Number of Members: Pool Area Maintenance Committee shall maintain no less than three (3) members and no more than five (5), five (5) members to be considered fully constituted.

The Board assigns Janet Troutman as the chair of this Committee and she will choose the members to serve on the Committee, subject to the approval of the board.

The Committee is expected to hold its meetings at least four times per year and to submit a written report to the Board at least 5 days prior to the monthly board meeting.

BE IT FURTHER RESOLVED THAT the board shall retain the right to amend or repeal this resolution at any time.

Executed this __26__ day of __March__, 2026

By: _____

Janet Troutman, Vice President/Pool Director

TRENCH SPECIALTIES, INC.

***2655 ULMERTON ROAD #160
CLEARWATER, FL 33762***

January 15, 2026

*Mainlands of Tamarac
10161 49th Street
Pinellas Park, FL 33782*

RE: Lining storm water pipe at 3910 97th Ave.

I believe this proposal includes all the details we've discussed, but please let me know if you find any omissions or incorrect information.

Trench Specialties, Inc. agrees to perform the following services as listed and outlined below.

- (A) Mobilization of trucks and equipment.*
- (B) Have existing utilities located.*
- (C) Mobilization of equipment and trucks.*
- (D) Provide barricades and other safety material.*
- (E) Excavate 20' of existing failed CMP for liner installation pit.*
- (F) Install 160 lf of new 30" Snap Tite liner and grout both ends.*
- (G) Clean up and restore with in kind sod.*

We propose hereby to furnish the material, supervision and labor required to complete in accordance with the above specification, the services as described above for the sum of \$33,570.00

NOT INCLUDED: Permit/Fees, As built drawings, removal of unsuitable fill, repairs to utilities or irrigation not clearly marked, conflicts if encountered, removal of existing concrete or import of fill.

Payments to be made as follows: Net 15 days after completion. No warranties are honored unless payment is made in full.

All prices quoted herein shall remain in effect for 30 days unless an unforeseen and unpredicted situation should arise by notification of our product vendor. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advanced notice as possible. All materials are guaranteed to be as described as above. All work to be completed in a workmanlike manner according to the standards practice. Any alteration or deviations from the above specification involving extra cost will be executed only upon written change order, and will become an extra charge over and above the estimate. All agreements are contingent, accidents or delays beyond our control.

I am pleased we were able to come to an agreement and I look forward to working with you.

Sincerely, *Timothy C. Hahn*

Acceptance of the proposal the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.

Date of acceptance

Signature