

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

**Sidewalks:**

**Motion to approve Da Costa Construction to replace the marked sidewalks not to exceed \$9,500.**

**Painting:**

**Motion to approve the five-year paint contract with L&T Brothers, Inc. DBA Lowes commercial painting.**

**Clubhouse hot water heater:**

**Motion To have Lightning Plumbing replace our 11-year-old. old hot water heater at a cost of \$1800, plus the cost of any permit(s) required.**

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

**Clubhouse Trees:**

**Motion to approve Stafford tree service to trim the oak tree, remove two dead palms, plus stump grind, and grind down two palm tree stumps. Not to exceed (\$2100.00)**

**Adjournment at \_\_\_\_\_.**

# MAINLANDS OF TAMARAC BY THE GULF

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10161 49<sup>TH</sup> STREET NORTH SUITE L, PINELLAS PARK, FL 33782  
PHONE (727)573-5670 FAX (727)573-0876  
WWW.THEMAINLANDS.COM

## PAINT CONTRACT

I. Contract:

This contract between Mainlands of Tamarac by the Gulf Unit Three Association, Inc. (“Association”) and L&T Brothers, Inc. d/b/a Lowes Commercial Painting (“Contractor”) shall be for pressure washing, preparation for painting, and painting of 353 homes in the Association.

Contractor agrees to provide all the materials and to perform the following described work within the Association, as described in this contract.

II. Power washing on an as requested basis:

A. At the direction of the Paint Director, Contractor shall perform pressure washing to the residential dwellings units and clubhouse on an as requested basis. Pressure washing includes any and all surfaces of the buildings including specifically:

1. Roof
2. Exterior walls
3. Shutters
4. Awnings
5. Gutters

B. Surfaces excluded from pressure washing:

1. Homeowners personal property
2. Driveway(s)
3. Sidewalk(s)
4. Concrete slabs and walkway(s) including entry walkway

Contractor shall complete pressure washing within one month of receiving a request for pressure washing from the Paint Director.

All debris created by pressure washing to be removed by Contractor from bushes, plants, and flat surfaces (driveways, walks, patios and porches) immediately upon completion of each building’s pressure washing.

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III. Painting:

During the term of this Contract, all 353 residential dwelling units within the Association will be painted. The precise number of homes and timing of painting performed during each year of this Contract shall be determined solely by the Paint Director. All painting requested by the Paint Director shall commence within 30 days of the Paint Director's request.

All work is to be conducted by Contractor in strict compliance with Florida Paints specifications. A copy of same is attached hereto and incorporated by reference herein. The Contractor shall perform the following described work:

A. Painting of all exterior walls (satin paint), including:

1. Block walls
2. Block knee walls
3. Block a.c. walls
4. Block planter boxes
5. Masonry wall inside screen porch

B. Painting of tile roofs (semi-gloss paint).

C. Painting of doors:

1. All primary entry door(s).
2. All secondary entry doors to homes such as Florida room or side entry to dwelling. These doors to be painted same color as wall of structure.
3. All frame work around doors.
4. All pedestrian and/or vehicle entry garage door(s). These doors to be painted same color as wall of structure.
5. Unless otherwise instructed by the paint director in writing, contractor shall paint all doors the existing color.

Upon written notification by the Paint Director and without a reduction in contract price, the Paint Director can direct the Contractor to omit entry doors and/or garage doors from being painted.

D. Painting of rain gutters and downspouts.

E. Window shutters (front only):

1. Unless otherwise instructed by the Paint Director in writing, all window shutters shall be painted in the existing color.
2. Window shutters shall be removed from structure by contractor prior to painting of walls.
3. Walls to be painted prior to window shutters being re-installed.

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4. Window shutters to be repainted and re-installed by Contractor within 10 business days of painting of home.

F. Surfaces to be excluded from painting:

Notwithstanding items a-e above, the following items are excluded from painting:

1. Awnings
2. Window frames
3. Wind protection devices and/or equipment
4. Homeowners personal property
5. Driveways
6. Sidewalks
7. Concrete slabs and walkway(s) including entry walkway
8. Unless otherwise instructed by the paint director, entry doors, garage doors, and/or gutters that have been replaced by homeowner and with a factory applied finish to be excluded from paint program for the protection of the homeowners' warranty.

Prior to commencing painting, Paint Director and Contractor shall perform a joint visual inspection of all homes being painted.

In the event that an area to be painted is inaccessible by Contractor, Contractor shall immediately notify the Paint Director of such inaccessibility in writing. Paint Director shall either secure access to the inaccessible area or notify the Contractor in writing that it may omit the inaccessible area and an appropriate credit shall be given to the Association.

IV. Involvement of Paint Manufacturer:

Paint contractor shall implement any and all recommendations of Paint Manufacturer.

- A. Contractor shall ensure that the Paint Manufacturer inspects its work after each of the following steps to ensure warranty is valid and in full effect:

1. Contractor shall perform a joint inspection with the Paint Director and Paint Manufacturer of the residential dwelling units to be painted in the current year in order for all parties to make recommendations as to the needs of the residential dwelling units to ensure compliance with warranty provisions.
2. After surface preparation is completed on each residential dwelling unit, it shall be inspected by Paint Manufacturer.
3. After prime coat is applied to each residential dwelling unit, it shall be inspected and approved before applying the finish coat.
4. Upon completion of painting of each residential dwelling unit, an inspection must be made to determine if all requirements and recommendations were followed prior to final approval of the work and in order to ensure that all warranties are in full force and effect.

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5. Contractor shall submit with each payment invoice a notice from the Paint Manufacturer confirming its final inspection and its acceptance of completed work as to the work that is the subject of the invoice.

B. Areas of repair and paint:

As more fully set forth in the Paint Specifications, or in addition thereto, Contractor shall:

1. Scrape areas of delaminating crete so as to leave no loose material and patch areas as needed using paint manufacturers recommended product and painted using specifications as noted in "product / paint to be used"
2. Scrape, prime and paint areas of loose, peeling paint using specifications as noted in "product / paint to be used"
3. Repair and/or replace deficient caulking around windows and doors.
4. Prepare with primer/bonding agent all areas that Contractor performed work pursuant to this Section in order to prepare for paint application per paint specifications in "product / paint to be used".
5. All areas not being painted must be covered/protected from paint overspray including, but not limited to landscaping, furniture, walks, patios/porches, soffit screens etc.

V. Product / paint to be used:

Contractor shall:

- A. Paint all surfaces in strict compliance with the Paint Specifications.
- B. Ensure that all paint products and product(s) used in connection with or incidental to the paint products are from same manufacturer for the complete duration of this Contract.
- C. Notify the Paint Director immediately in the event a product or paint become no longer available:
  1. Upon approval by the Association, the Contractor may substitute an alternative paint or product recommended by the current paint manufacturer/supplier.
  2. Upon approval by the Association, in the event the paint manufacturer ceases to exist or is merged with another paint manufacturer, the Contractor shall obtain a substitute product or paint, as applicable, provided that such substitute paint or product conforms to all warranty requirements so that all existing warranties remain in full force and effect.

PAINT CONTRACT

VI. Contract Sum and Agreed Payment to Contractor

The Association agrees to pay the Contractor for the work it performs pursuant to this Contract the stipulated sums of:

A. Pressure Washing, Per Unit:

1. Pressure Wash Roof \$165.00
2. Pressure Wash Roof and House \$200.00
3. Pressure Wash House \$75.00

B. Painting, Per Unit:

1. House (No Roof) Prepping and Painting \$1,550.00
2. Roof Prepping and Painting \$1,750.00
3. House And Roof Prepping and Painting \$2,900.00

Payment of this amount is subject to additions or deductions in accordance with this contract. The aforementioned amount is the maximum amount the Contractor may charge for the performance of the work. Any fluctuation in material prices shall not be grounds to terminate this contract or for Contractor to demand additional compensation. Compensation for any additional work not set forth specifically in this contract that is required or requested shall be determined as set forth in this contract.

VII. Letter of Completion and Payment

Upon completion of work requested by the Paint Director, Contractor shall submit to the Paint Director a written notice of completion that includes an invoice and, if the work that is the subject of the invoice is the type that requires Paint Manufacturer inspection and acceptance, a written notice from the Paint Manufacturer that it has inspected and accepted the work. The notice of completion must be sent to the Association's property management office located at 10161 49th St. N., Suite 1, Pinellas Park, FL 33782. All invoices must be submitted a minimum of 2 weeks and a maximum of 4 weeks after the work which is the subject of the invoice is completed. A failure to comply with this requirement by the Contractor shall constitute, at the discretion of the Paint Director, a waiver by the Contractor of its right to payment for the work. All invoices must include block and lot number of each residential dwelling unit completed.

If the work is satisfactory, the Association shall issue a letter stating that the Association has accepted the work as fully performed under the terms of this Contract and that the payment of the invoice is due to the Contractor. The Association shall make the payment within fourteen (14) days after the issuance of the letter, subject to the condition that payment shall not be due until the Contractor has delivered to the Owner a complete release of all liens arising out of the work that is the subject of the invoice, or in the alternative a bond satisfactory to the Association indemnifying the Association against such liens. In order to fulfill this section, Contractor shall provide to Owner a Contractor's Final Affidavit indicating that all subcontractors, laborers,

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materialmen and suppliers have been paid for the work completed, and Contractor shall also deliver executed Final Waiver and Release of Lien forms for each materialman, or supplier, and executed warranties from Florida Paints and as may be provided elsewhere in the Contract or Paint Specifications.

In the event that Contractor is required to make repairs pursuant to Section IX of this Contract, at the discretion of the Paint Director, a partial payment of invoice may be made. Contractor shall notify the Paint Director when required repairs are completed in order to receive the balance of payment on the invoice. Upon confirmation by the Paint Director that required repairs were satisfactorily completed, payment will be authorized.

By making payment, the Owner waives all claims except those rising out of:

- (a) Faulty, defective or deficient work;
- (b) Work that does not comply with the contract documents;
- (c) Outstanding claims of lien; or
- (d) Failure of the Contractor to comply with any guarantees or warranties required by the contract documents.

The Contractor, by accepting final payment, waives all claims except those which it has previously made in writing, and which remain unsettled at the time of acceptance.

VIII. Insurance and license:

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 \$1,000,000.00. The association may request proof of license and insurance at any time and contractor shall provide proof of license and insurance within 5 days of the Association's request.

IX. Damage:

Contractor shall repair, at its expense, all damage to property caused by the Contractor within 5 days of receiving notification from the Paint Director of such damage. Any soffit screens/vents that were not properly covered by contractor and were painted over will be replaced by Contractor at its expense. This clause shall survive the completed work.

X. Indemnity and Hold Harmless Agreement.

Contractor agrees to indemnify and hold harmless the Association, and its agents and employees, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees in case it shall be necessary to file an action, arising out of performance of the work, which are (1) for bodily injury, illness, or death, or for property damage, including loss of use, and (2) caused in whole or in part by the Contractor, or that of anyone employed by them or for whose acts Contractor may be liable. Further, Contractor agrees to indemnify and

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hold harmless the Association from any special, consequential, or indirect damages, including loss of use, loss of profits, or actions by third parties relating to the work and services performed under this contract. The indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor under workers' compensation acts, disability benefit acts or other employee benefits acts.

XI. Employees:

The Contractor shall not permit any person to perform work within the Association that the Association reasonably objects to and the use of subcontractors is prohibited. Prior to any person initially performing any work on behalf of Contractor within the Association, the Contractor shall provide the Paint Director with such person's name.

XII. Length of contract:

The term of this contract shall be 4/1/2026 to 12/31/2030. This contract may be renewed on the same terms as this Contract by the Association upon the Association giving notice to Contractor of its intent to renew the Contract prior to the end of the Contract.

XIII. Yearly increase.

Starting January 1, 2027, the contract sum will increase 5% each year.

XIV. Work:

All work shall be per specifications, no exceptions.

XV. Notice of commencement of work:

At least three days prior to power washing and/or painting a residential dwelling unit, a notice of commencement of work in a format prepared by the Association shall be placed by the Contractor on each the residential dwelling unit's front door. The Contractor shall insert into the notice of commencement the approximate date that its work to the residential dwelling unit will start.

XVI. Duties and Rights of Contractor

The Contractor's duties and rights in connection with the project in addition to those duties and rights in the Paint Specifications are as follows:

Discipline and Employment. Contractor shall maintain at all times strict discipline among its employees, and agrees not to employ for work on the project any person unfit or without sufficient skill to perform the job for which that person was employed.

Responsibility for Agents, Employees, Subcontractors, and Materialmen. Contractor agrees to assume full responsibility for acts, negligence, or omissions of all of its agents, employees on the

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project, for those of its materialmen and their employees, and for those of all other persons doing work under a contract with it.

Furnishing of Labor, Materials, Etc. Contractor shall provide and pay for all labor, materials, and equipment, including transportation, and all other facilities and services necessary for the completion of work.

Responsibility for Taxes; Licenses and Permits. Contractor shall pay all taxes in connection with the work on the project. Contractor shall be responsible for obtaining all licenses and permits, and shall pay the fees for any permits and licenses necessary for the completion of the work.

Compliance with Construction Laws and Regulations. Contractor shall comply with all laws and ordinances, and the rules, regulations, or orders of all public authorities relating to the performance of the work.

Warranty of Fitness of Equipment and Materials. Contractor represents and warrants to the Association that all equipment and materials used in the work, or placed permanently in connection with the work, will be new, of good quality, free of defects, and in conformity with this Agreement. All equipment and materials not so in conformity are defective.

Clean-up. The Contractor agrees to keep the work site free of waste material and trash caused by the work.

XVII. Time of Essence; Extension of Time

All times stated in this contract are of the essence.

XVIII. Attorney's Fees and Costs

In the event a dispute arises out of this contract, including disputes as to the work performed and payment of the contract price, and either party files suit, the prevailing party in any such court proceeding or appellate proceeding shall be entitled to its actual costs and reasonable attorney's fees.

XIX. Warranties

Contractor warrants all work performed by it and all products used under this contract against all defects of material and workmanship for a period of *seven (7) years* from the date on which work is completed. In addition, Contractor will assign to Association as part of the contract price all of the manufacturers' and materialmen's warranties on the items incorporated into the property or furnished under this contract.

XX. Correcting Work

The Association shall have the sole authority to determine if Contractor's work is defective, deficient and/or not in compliance with this contract. When it appears to the Association during or after completion of the work that any part of the work does not conform to this contract and/or is defective, Contractor shall be required to make corrections. If Contractor fails to fully correct work within the lesser of:

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- two attempts to correct such nonconforming and/or defective design, work and/or materials; or
- ten (10) days of Contractor's receipt of the Association's notice of nonconforming and/or defective design, work and/or materials,

this contract shall terminate and Contractor shall be considered in material breach of this contract and Association shall have the right to pursue any and all remedies, including carrying out the work itself, available to it by virtue of this contract or applicable law.

XXI. Work Changes

The Association reserves the right to order work changes in the nature of additions, deletions, or modifications without invalidating this contract. In the event that the Contractor finds that work not expressly set forth in this contract is needed, the Contractor shall submit a written change order to Association.

All changes will be authorized by a written change order signed by the Association and the Contractor. The change order will include conforming changes in this Agreement and termination time. Work shall be changed, and the contract price and termination time shall be modified only as set out in the written change order. Any adjustment in the contract sum resulting in a credit or a charge to the Association shall be determined by mutual agreement of the parties before starting the work involved in the change. The Contractor shall not be entitled to compensation for any work performed which requires a change order and for which a change order signed by the Association is not obtained in advance of the work.

XXII. Termination

Association's Termination for Cause. The Association may, on seven (7) days' notice to the Contractor, terminate this Agreement before the termination date without limiting to any other remedy the Association may have, when the Contractor defaults in performance of any provision of this Agreement or fails to carry out the construction in accordance with the provisions of the Contract Documents, including if the Contractor:

1. Repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
2. Fails to make payment for materials or labor used for this Agreement;
3. Repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
4. Otherwise is guilty of substantial breach of a provision of the Contract Documents.

On termination under the above term, the Association may:

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1. Take possession of the work site and exclude the Contractor from the site after providing opportunity for Contractor to take possession of all equipment, tools, and construction equipment and machinery thereon owned by the Contractor; and
2. Finish the Work by whatever reasonable method the Association may deem appropriate.

When the Association terminates the Contract for one of the reasons stated above the Contractor shall not be entitled to receive further payment until the work is finished. If the expense of finishing the work exceeds the unpaid balance, the Contractor agrees to pay the difference to the Association. In the event that the unpaid balance exceeds the costs of finishing the work such excess shall not be paid to the Contractor.

Association's Termination for Convenience. The Association may, at any time, terminate the Contract for the Association's convenience and without cause.

Upon receipt of written notice from the Association of termination for the Association's convenience, the Contractor shall:

1. Cease operations as directed by the Association in the notice;
2. Take actions necessary, or that the Association may direct, for the protection and preservation of the work; and
3. Except for work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing purchase orders and enter into no further purchase orders.

In case of such termination for the Association's convenience, the Contractor shall be entitled to receive payment for work executed.

Association's Suspension for Convenience. The Association may, without cause, order the Contractor in writing to suspend, delay or interrupt the work in whole or in part for such period of time as the Association may determine. The time for completion shall be adjusted for increases in the time caused by suspension, delay or interruption by the Association.

XXIII. Non-Assignment of Contract

Contractor shall not let, assign, or transfer this contract or any part thereof, or any interest therein, without the express written consent of the Association.

XXIV. Chapter 558, Florida Statutes in Effect

Chapter 558, Florida Statutes pertaining to Construction Defects remains in full force and effect and the Association may elect to invoke Chapter 558, Florida Statutes, and all relevant and related statutes and law apply to this contract, and to all parties involved in the project.

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**XXV. Florida's Construction Lien Law**

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

**XXVI. Acceptance:**

In witness hereof, the parties have agreed upon and executed this Contract.

MAINLANDS OF TAMARAC UNIT 3 BOARD PRESIDENT	MAINLANDS OF TAMARAC UNIT 3 PAINT DIRECTOR
SIGNATURE	SIGNATURE
PRINT NAME	PRINT NAME
DATE ____/____/____	DATE ____/____/____

<b>L&amp;T BROTHERS, INC. DBA LOWES COMMERCIAL PAINTING</b>	
SIGNATURE: _____	
PRINT NAME: _____	
DATE:            /            /	

# Proposal

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FROM: Birges concrete  
14772 63<sup>rd</sup> way n  
Clearwater, Fl  
33760

**PROPOSAL SUBMITTED TO:**

Name: Mainlands Unit 3 Project  
Phone: 573-5670 Date: 06/03/2026  
Street: 10161 49<sup>th</sup> St Suite L  
City: Pinellas Park  
State: Fl Zip: 33782

I propose to furnish all materials and perform all labor necessary to complete the following:  
Remove and replace 1141 Sq ft of sidewalks

Price includes: Tear out, haul away debris, grade, compact, form, pour, labor, materials, and control joints as needed

Concrete will be 3000 Psi with nycon fiber mesh 4" thick  
Not responsible for underground sprinklers, wiring, or plumbing.  
Call Sunshine (811) one week in advance to mark underground utilities. Price good for 30 days.

All of the work is to be completed in a substantial and workmanlike manner for the sum of:  
Five thousand five hundred dollars (\$11,400.00). Payment to be made as follows: One third upon tear down of \$3800.00 and remaining balance of \$7600.00 upon completion.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Authorized Signature Steve Birge

**ACCEPTANCE**

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which Mainlands Unit 3 C/O Joe Polkowski agrees to pay the amount mentioned in said proposal and according to the terms thereof.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Da Costa Construction

2157 27TH Ave North

P: 727-851-3292

Saint Petersburg, FL 33713

Bill To: Mainlands Unit 3  
 Address: 10161 49Th Street North Suite L  
 Pinellas Park, FL 33782

Phone: 727-573-5670  
 Fax: 727-573-0876  
 Email: Joe@themainlands.com

Invoice #:  
 Invoice Date:

Invoice For: Sidewalk Replacement 3200 PSI CONCRETE WITH FIBER

Sqf	Address	Length (ft)	Width (ft)	Cost Per Sq	Price
1.00	Permit	1.00	1.00		\$ 450.00
62.00	<b>3990 101st Terrace North</b>	15.50	4	\$ 7.50	\$ 465.00
44.00	<b>3970 101st Terrace North</b>	11.00	4.00	\$ 7.50	\$ 330.00
46.00	<b>3960 101st Terrace North</b>	11.50	4.00	\$ 7.50	\$ 345.00
23.00	<b>3950 101st Terrace North</b>	5.75	4.00	\$ 7.50	\$ 172.50
12.00	<b>3940 101st Terrace North</b>	3.00	4.00	\$ 7.50	\$ 90.00
99.00	<b>3930 101st Terrace North</b>	24.75	4.00	\$ 7.50	\$ 742.50
57.00	<b>3920 101st Terrace North</b>	14.25	4.00	\$ 7.50	\$ 427.50
64.00	<b>3900 101st Terrace North</b>	16.00	4.00	\$ 7.50	\$ 480.00
30.00	<b>3880 101st Terrace North</b>	7.50	4.00	\$ 7.50	\$ 225.00
24.00	<b>3872 101st Terrace North</b>	6.00	4.00	\$ 7.50	\$ 180.00
22.00	<b>3864 101st Terrace North</b>	5.50	4.00	\$ 7.50	\$ 165.00
64.00	<b>3832 101st Terrace North</b>	16.00	4.00	\$ 7.50	\$ 480.00
33.00	<b>3824 101st Terrace North</b>	8.25	4.00	\$ 7.50	\$ 247.50
36.00	<b>3801 101st Terrace North</b>	9.00	4.00	\$ 7.50	\$ 270.00
20.00	<b>3809 101st Terrace North</b>	5.00	4.00	\$ 7.50	\$ 150.00
48.00	<b>3817 101st Terrace North</b>	12.00	4.00	\$ 7.50	\$ 360.00
28.00	<b>3865 101st Terrace North</b>	7.00	4.00	\$ 7.50	\$ 210.00
22.00	<b>3955 101st Terrace North</b>	5.50	4.00	\$ 7.50	\$ 165.00
20.00	<b>4057 Mainlands Blvd N</b>	5.00	4.00	\$ 7.50	\$ 150.00
20.00	<b>4022 Mainlands Blvd N</b>	5.00	4.00	\$ 7.50	\$ 150.00

Sqf	Address	Length (ft)	Width (ft)	Cost Per Sq	Price
40.00	<b>3950 Mainlands Blvd N</b>	10.00	4.00	\$ 7.50	\$ 300.00
38.00	<b>9924 Mainlands Blvd N</b>	9.50	4.00	\$ 7.50	\$ 285.00
38.00	<b>3700 Mainlands Blvd N</b>	9.50	4.00	\$ 7.50	\$ 285.00
40.00	<b>3955 Mainlands Blvd N</b>	10.00	4.00	\$ 7.50	\$ 300.00
22.00	<b>3755 101st Ave</b>	5.50	4.00	\$ 7.50	\$ 165.00
26.00	<b>3735 101st Ave</b>	6.50	4.00	\$ 7.50	\$ 195.00
14.00	<b>3725 101st Ave</b>	3.50	4.00	\$ 7.50	\$ 105.00
18.00	<b>3740 101st Ave</b>	4.50	4.00	\$ 7.50	\$ 135.00
20.00	<b>3750 101st Ave</b>	5.00	4.00	\$ 7.50	\$ 150.00
22.00	<b>3760 101st Ave</b>	5.50	4.00	\$ 7.50	\$ 165.00
22.00	<b>3770 101st Ave</b>	5.50	4.00	\$ 7.50	\$ 165.00
22.00	<b>3806 101st Ave</b>	5.50	4.00	\$ 7.50	\$ 165.00
44.00	<b>3780 101st Ave</b>	11.00	4.00	\$ 7.50	\$ 330.00
<b>1141.00</b>					
				Total	\$ 9,000.00

Make all checks payable to Da Costa Construction.

Lighting Plumbing

\$1800 for water heater replacement to code.

Permit not included.



CFC1426505

**McGill Plumbing and Water Treatment**  
 111 N Missouri Ave  
 Largo, FL 33770  
 (727) 585-2052  
 mcgillplumbing.com

# Estimate

Date	Estimate #
5/13/2026	6638

Billing Information
MAINLANDS 10161 49TH ST N PINELLAS PARK, FL 33782  573-5670 JOE MANAGER

Job Information
PROPERTY AT 10050 MAINLANDS BLVD N. #3 MAINLANDS CLUB HOUSE 3 PINELLAS PARK, FL 33782

Description
CONTACT: JOE POLKOWSKI, LCAM PH: [REDACTED] / EMAIL: JOE@THEMAINLANDS.COM  RE: REPLACEMENT OF EXISTING WATER HEATER AT UNIT 3 CLUBHOUSE  ITEM #1: REPLACE EXISTING TANK TYPE ELECTRIC WATER HEATER WITH SAME  DISCONNECT, DRAIN, REMOVE, AND DISPOSE OF EXISTING 30 GALLON UPRIGHT WATER HEATER IN KITCHEN CLOSET PROVIDE/INSTALL NEW STATE 30 GALLON UPRIGHT WATER HEATER AS DIRECT REPLACEMENT PLEASE HEATER IN NEW PLASTIC SAFETY PAN AND RECONNECT TO EXISTING PAN DRAIN (IF CODE COMPLIANT) REPLACE EXISTING (SHARK BITE TYPE) BALL VALVE AND THERMAL EXPANSION TANK AT TANK INLET REPLACE EXISTING 1/2" SHARK BITE BALL VALVE IN SAME AREA WITH FIP VALVE RECONNECT TO EXISTING SCH 40 CPVC HOT/COLD WATER LINES WITHIN IMMEDIATE AREAS EXTEND 3/4" CPVC RELIEF LINE INTO PAN WITH AIR GAP RECONNECT TO EXISTING ELECTRICAL SERVICE SUPPLY  ESTIMATE TOTAL AS ABOVE FOR ITEM #1 . . . . .1885.00*  =====  ITEM #2: REPLACE EXISTING TANK TYPE ELECTRIC HEATER WITH TANKLESS ELECTRIC HEATER  DISCONNECT, DRAIN, REMOVE AND DISPOSE OF EXISTING HEATER AS IN ITEM #1 PROVIDE/INSTALL TANKLESS ELECTRIC HEATER (SEE OPTIONS BELOW), MOUNTED TO BACK WALL ABOVE PLUMBING ROUGH IN PROVIDE NEW ISOLATION VALVE KIT AT HEATER INLET EXTEND RELIEF LINE TO TERMINATE ON FLOOR WITH AIR GAP OR CONNECT TO SAFETY PAN DRAIN IF CODE COMPLIANT REPLACE EXISTING 1/2" SHARK BITE BALL VALVE AS IN ITEM #1 EXTEND NEW 3/4" CPVC HOT/COLD WATER LINES FROM NEAREST POINTS TO HEATER INLET/OUTLET INSULATE EXPOSED PIPING IN AREA  ESTIMATE TOTAL FOR ITEM #2 WITH THE FOLLOWING HEATER SIZE OPTIONS 1-STIEBEL ELTRON TEMPRA 20 PLUS 80 AMP 19.2 KW . . . . .2175.00* 1-STIEBEL ELTRON TEMPRA 15 PLUS 60 AMP 14.4 KW . . . . .2145.00* 1-STIEBEL ELTRON TEMPRA 12 PLUS 50 AMP 12KW . . . . .2050.00*  NOTE: OWNER HAS BEEN ADVISED THAT MCGILL PLUMBING, INC. RECOMMENDS THE TEMPRA 20 (80 AMP) HEATER FOR THIS APPLICATION. REPLACEMENT HEATER SIZING MAY BE SUBJECT TO APPROVAL FROM PINELLAS PARK BUILDING DEPARTMENT. OWNER ASSUMES ALL RESPONSIBILITY FOR THE PERFORMANCE ON ANY

Estimate Expires On: 5/29/2026	Rep:	<b>Total</b>
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COMPANY'S GUARANTEE: The Company guarantees its material workmanship for 1 year. It will replace faulty material or faulty workmanship free of charge, other than specific or implied guarantees of manufacturers, provided the owner shall give prompt notice of any observed defects.



CFC1426505

**McGill Plumbing and Water Treatment**  
 111 N Missouri Ave  
 Largo, FL 33770  
 (727) 585-2052  
 mcgillplumbing.com

# Estimate

Date	Estimate #
5/13/2026	6638

Billing Information
MAINLANDS 10161 49TH ST N PINELLAS PARK, FL 33782  573-5670 JOE MANAGER

Job Information
PROPERTY AT 10050 MAINLANDS BLVD N. #3 MAINLANDS CLUB HOUSE 3 PINELLAS PARK, FL 33782

Description
<p>HEATER THAT IS RATED LESS THAN THE RECOMMENDED SIZE.</p> <p>*ADD FOR PLUMBING PERMIT FEE AS APPLICABLE            *ELECTRICAL WORK IS NOT INCLUDED AND WILL NOT BE PERFORMED BY MCGILL PLUMBING, INC.</p>

Estimate Expires On: 5/29/2026	Rep:	<b>Total</b>	\$0.00
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COMPANY'S GUARANTEE: The Company guarantees its material workmanship for 1 year. It will replace faulty material or faulty workmanship free of charge, other than specific or implied guarantees of manufacturers, provided the owner shall give prompt notice of any observed defects.

# ESTIMATE



## Prepared For

The Mainlands c/o Joe Polkowski  
Clubhouse 3  
Pinellas Park, Fl  
(727) [REDACTED]

### STAFFORD TREE SERVICE

7094 64th St N.  
Pinellas Park, Florida 33781  
Phone: (727) 546-8786  
Email: staffordtreeservice@frontier.com  
Web: www.staffordtreesvc.com

Estimate # 2626  
Date 06/23/2026  
Business / Tax # ISA Certified Arborist on Staff  
FL-9764A

Description	Total
CLUBHOUSE 3-	\$2,375.00
Live oak- Full elevation on perimeter of tree, center prune- \$1,400	
(2) Queen palm removal, grind stumps (east side)- \$600	
Grind out (2) existing palm stumps- \$175	
Clean up & haul away all debris- \$200	
<b>Subtotal</b>	<b>\$2,375.00</b>
<b>Discount</b>	<b>\$275.00</b>
<b>Total</b>	<b>\$2,100.00</b>

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The following TERMS AND CONDITIONS are a part of the confirmation of work to be completed in this Proposal/Estimate. Stump grinding and excavation can cause damage to underground utilities. Stafford Tree Service will not be responsible for or be held liable for any damage to underground utilities or irrigation such as, but not limited to: irrigation, electrical, water, sewer, cable/internet, etc. Lawn damage: Stafford Tree Service will make reasonable attempts to prevent damage to your lawn. While we always make an effort to prevent such damage, we do not repair damages to lawns. Stumps: Stumps will be cut to within approx. (6) inches of ground level, unless specified otherwise in the description portion of this agreement. Stump removal/grinding is not included in this agreement unless specified in the description portion of this agreement. Stump grinding will include grinding approx. 6-8" below grade, when possible, unless specified otherwise within the agreement. Additional charges will be applied for extensive/deep grinding. 4% convenience fee applies to all credit card transactions. The homeowner agrees to the above TERMS AND CONDITIONS when contracting Stafford Tree Service to perform work on your property.

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The Mainlands c/o Joe Polkowski