

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOARD OF DIRECTORS MEETING
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782
Thursday, August 20, 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 June 25, 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:

Pool area:

1. Motion to replace the pool fence and gates around the pool area and move the fence into the grass bordering the pool deck using the contractor Vilo Fence & Railing Inc., not to exceed \$16,000. 5' high aluminum fence. The association will pull the permit and survey if needed.
2. Motion to have Mainlands maintenance remove the old fence and concrete mounds, not to exceed \$2000.00. All salvage proceeds will go to Unit 3.
3. Motion to replace one of the underwater pool lights. The estimated cost for the replacement is \$1,333.52. using triangle pools.

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

Budget for mailing:

1. Motion to finalize for mailing the total amount of the 2027 proposed budget for operating and partially funded reserves, to be \$2,177,960 an overall increase of 3.29%. this represents a maintenance fee increase of \$15.89- \$17.09.

Clubhouse door:

1. Motion to approve the supply and installation of one (1) automatic door operator on the primary active door of the double door entry with inside and outside request to enter/exit button by Security lock and safe for the amount of \$6,053.71

Adjournment at _____.

Vilo Fence & Railing Inc.

4308 W M.L.K. Jr Blvd, Tampa, FL
(813) 443-0771 • customerservice@vilofence.com
www.vilofence.com

QUOTE
V11028

Jul 31, 2026

CUSTOMER

Janet Troutman

10050 Mainlands Blvd N, Pinellas Park, FL USA
Phone: (317) 847-0457
Email: janetmt52@yahoo.com

ORDER DETAILS

State: DRAFT
Service Type: fence-install
Estimator: John Martinez
Payment Method: —

LINE ITEMS

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Installation 5'H Aluminum commercial flat-top White (per foot) Flat Bottom Color: White 5'H Aluminum commercial flat-top White (per foot) - 2x2 post - 30lb concrete - 5'Hx6'W panels - 3 Rails - rake bottom	257	\$38.53	\$9,902.21
Installation Locinox Caracal Hinge (Pair) Color: White Locinox Caracal Hinge (Pair) - On pvc needs frame	3	\$291.98	\$875.94
Installation Magnetic lock white (Aqualatch) Color: White Magnetic lock white (Aqualatch) - For pool code. Lockable with key set. All 3 need to have same key lock	3	\$165.14	\$495.42
Installation Aluminum swing Gate 5'H x 4'W flat top · 48 in gate Measurement: 48 in gate" ID Color: Black Aluminum swing Gate 5'H x 4'W flat top - Aluminum post 3x3x1/8 90lb concrete hinge post Measurement: 48"	3	\$681.44	\$2,044.32
Property Survey Provided The client has provided a property survey. The fence will be installed within the surveyed boundaries.	1	\$0.00	\$0.00
Client Responsible for Fence Permit City of Pinellas Park requires a fence permit. The client is responsible for obtaining it before installation.	1	\$0.00	\$0.00
Labor	1	\$345.00	\$345.00
4-Point Rule – Our Commitment to Clarity 4-Point Rule – Our Commitment to Clarity To ensure your project is delivered exactly as expected, Vilo Fence performs strictly according to the four written points of this agreement — materials, layout, scope, and specifications — as shown on the line items and site plan. If anything discussed is not reflected here, please let us know so we can add it before approval. We guarantee that all written items will be completed exactly as outlined in this agreement.	1	\$0.00	\$0.00

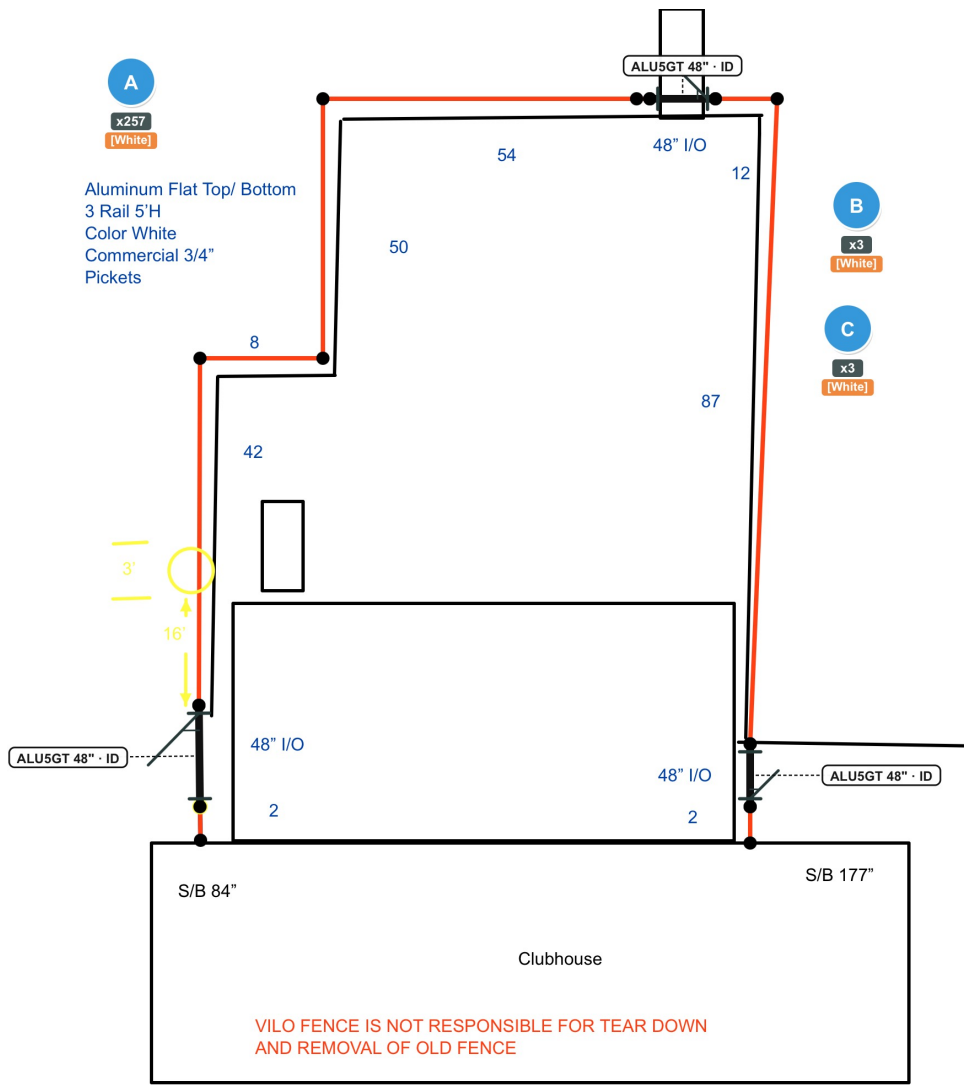
TOTAL \$13,662.89

READY TO GET STARTED?

To schedule, a 50% deposit of \$6,831.44 is required.

Deposit: \$6,831.44 • Balance at Completion: \$6,831.44

Approve and pay through the link sent to your email/text, or call (813) 443-0771. We accept ACH, Check, and Credit Card (3% convenience fee).



Legend

4 products (6 placed)

- | | |
|--|------|
| Installation 5'H Aluminum commercial flat-top White (per foot) | x257 |
| Installation Locinox Caracal Hinge (Pair) | x3 |
| Installation Magnetic lock white (Aqualatch) | x3 |
| Installation Aluminum swing Gate 5'H x 4'W flat top | x3 |

ADDITIONAL TERMS

STANDARD TERMS AND CONDITIONS OF SALE

Fence Installation Terms and Conditions

1. Scope of Work

Vilo Fence agrees to provide fence installation services as specified in the customer's estimate and approved work order. Any additional work requested outside of the approved scope will require a separate estimate and approval.

2. Property Lines & Permits

The customer is solely responsible for providing an accurate property survey and ensuring the fence is installed within their property boundaries. Vilo Fence is not responsible for disputes arising from property line encroachments. The customer is responsible for obtaining necessary permits and HOA approvals unless otherwise agreed in writing. All work will be performed in compliance with the Florida Building Code. Vilo Fence will not be liable if a customer directs work outside code compliance.

3. Site Preparation

The installation site must be cleared of debris, vegetation, and obstacles prior to the scheduled installation date. Underground utilities (gas, water, electric, sprinkler, etc.) must be clearly marked prior to installation. Vilo Fence is not liable for damage to unmarked or inaccurately marked utilities. Customer agrees to indemnify and hold harmless Vilo Fence from claims or damages resulting from inaccurate site information.

4. Materials & Products

All materials remain the property of Vilo Fence until full payment has been received. Variations in color, texture, and weathering of natural and manufactured materials are not considered defects. Custom and special-order materials are non-refundable once ordered.

5. Scheduling & Delays

Installation dates are approximate and may be subject to delays due to weather, permitting, material availability, labor shortages, or other unforeseen conditions. Vilo Fence shall not be liable for incidental or consequential damages resulting from scheduling delays. Force Majeure: Vilo Fence is not responsible for delays or damages due to events outside its control, including but not limited to hurricanes, natural disasters, acts of government, or supply chain disruptions. Confirmation Policy: As a courtesy, Vilo Fence will call, text, and/or email the day before installation. If the customer does not respond, installation will still proceed as scheduled, since the date was confirmed in advance.

6. Payments & Deposits

A 50% deposit is required prior to commencement of work. Deposits are refundable only within seventy-two (72) hours of signing the agreement. After this period, deposits are non-refundable, particularly for custom or special-order products. The remaining balance is due upon substantial completion unless otherwise agreed in writing. Any unpaid balance beyond 10 days of completion will accrue interest at 1.5% per month or the maximum allowed by Florida law. Failure to pay in full may result in a lien being placed on the property in accordance with Florida Statutes, Chapter 713 (Construction Lien Law).

7. Change Orders & Rescheduling

Customer-requested changes made within the same week of installation, or on the day of installation, are subject to a \$250 processing and re-ordering fee, in addition to any direct costs of the requested changes. If a job is canceled by the customer on the scheduled day of installation, a \$350 rescheduling fee will apply, in addition to any costs already incurred. All change orders must be documented in writing and approved by both parties.

8. Warranties

Product warranties are provided by the manufacturer where applicable. Installation workmanship is warranted for one (1) year from the date of completion, provided the fence is properly maintained by the customer. Warranty excludes damage from misuse, neglect, alterations, accidents, settlement of land, severe weather, hurricanes, or other acts of God.

9. Liability & Indemnification

Vilo Fence is not responsible for damage to personal property not clearly marked or removed prior to installation. The customer assumes responsibility for compliance with HOA requirements, municipal codes, and zoning restrictions. Customer agrees to indemnify and hold harmless Vilo Fence, its employees, and subcontractors from claims, damages, or losses arising from inaccurate property information, unmarked utilities, or customer directives.

10. Termination

Either party may terminate this agreement prior to commencement of work with written notice. Deposits may be forfeited for custom orders or materials already purchased. If work has begun, customer is liable for costs of labor and materials expended up to termination.

11. The 4 Point Rule

Only the four points of the signed contract, estimate, or approved work order shall govern the scope of work. If a task, feature, or service is not specifically included in writing, it will not be performed. Verbal agreements, assumptions, or side discussions are not binding.

12. Governing Law

This agreement shall be governed by the laws of the State of Florida. Any disputes shall be resolved exclusively in the courts of Hillsborough County, Florida.

By signing the estimate or work order, the customer acknowledges that they have read, understood, and agreed to these Terms and Conditions.

STANDARD TERMS AND CONDITIONS OF SALE

Fence Installation Terms and Conditions

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Vilo Fence agrees to provide fence installation services as specified in the customer's estimate and approved work order. Any additional work requested outside of the approved scope will require a separate estimate and approval.

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ESTIMATE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Bill to
MAINLANDS OF TAMARAC UNIT #3
RE: 10050 MAINLANDS BLVD N.
10161 - 49TH STREET NORTH, SUITE L
PINELLAS PARK, FL 33782

Ship to
MAINLANDS OF TAMARAC UNIT #3
10050 MAINLANDS BLVD N
PINELLAS PARK, FL 33782

Estimate details

Estimate no.: 78658125
Estimate date: 07/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/29/2026	21118	PURE WHITE LED POOL LIGHT 100' CORD 300W	1	\$1,000.95	\$1,000.95
2.		Labor / Service Call	Labor / Service Call	1.5	\$175.00	\$262.50
3.		IF YOU HAVE ANY QUESTIONS, PLEASE EMAIL REPAIR@TRIANGLE- POOL.COM		1	\$0.00	\$0.00

Note to customer

ESTIMATE TO INSTALL A NEW LED POOL LIGHT.

Subtotal	\$1,263.45
Sales tax	\$70.07

Total **\$1,333.52**

Accepted date

Accepted by

Security Lock and Safe

PCCLB C-9741 FLET11000791

Estimate

5088 66th Street North
St. Petersburg, FL 33709
(727)384-2022 Fax (727)547-1334
www.securitylockandsafe.com

DATE August 17th, 2026

Quote # MLH081726B

TO Mainlands of Tamarac By The Gulf - Unit #3 Clubhouse
Attn: Joe Polkowski
10050 Mainlands Blvd. N.
Pinellas Park, FL 33782
727-573-5670
Joe@themainlands.com

Prepared By	JOB	PAYMENT TERMS
Matthew Hancock	Automatic Door Operator	Net 30 Days

Scope of Work:

To supply and install one (1) automatic door operator on the primary active door of the double door entry with an inside and outside request to enter/exit button.

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Record EZ36 automatic door operator kit w/ universal arm. Includes 2 push plates w/transmitters and 1 receiver	\$4,803.28	\$4,803.28
1	Electrical supplies	\$60.00	\$60.00
1	Labor / Travel	\$850.00	\$850.00

Includes: Complete installation of all hardware listed on this estimate.

Excludes: Any other item not listed on this estimate.

Quotation prepared by: Matthew Hancock
This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include sales tax, unforeseen price increases or additional labor and materials which may be required should problems arise. This estimate is valid for 30 days. All cancelled orders are subject to a 20% restocking fee.

To accept this quotation, sign here and return: _____

Total Material	\$4,863.28
Total Labor	\$850.00
Sales Tax 7% (Material Only)	\$340.43
Grand Total	\$6,053.71

THANK YOU FOR YOUR BUSINESS!