

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OFBOD Budget Meeting Agenda
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782
Thursday, September 24, 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 August 20, 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:

Proposed 2027 Budget

Motion to adopt the 2027 Proposed Operating and Partially Funded Budget in the amount of \$2,177,960 as presented and published to the members.

Annual Meeting:

1. Motion to place on the Annual Meeting agenda for membership vote to rollover excess Membership income over Membership expenses, if any, for the fiscal year ending 12/31/2025 to offset the subsequent tax year membership assessments, as provided by IRS Revenue Ruling.

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

2. Motion to place on the Annual Meeting agenda for membership vote to waive the required by Section 718.112(2) (f), Florida Statutes, to be waived for the fiscal calendar year and to be reduced to a level presented by the Board of Directors.
3. Motion to place on the Annual Meeting agenda for membership vote to transfer \$20,000.00 from reserve interest to reserve Exterior Home Repair, Account #3031-000.
4. Motion to place on the Annual Meeting agenda for membership vote to use up to \$50,000.00 from reserve interest to camera and clean the Association Sewer systems.

Pool:

Motion to ratify the Motion made and passed at the Board Meeting dated August 20, 2026 (see below)

Motion to replace the pool fence and gates around the pool area and move the fence into the 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.

Adjournment at _____.

Proposed Mainlands Unit 3 Partially Funded Budget - Exhibit A
For Fiscal Year Jan 1, 2027 - Dec. 31 2027

Acct. #	Description	Budget 2026	Budget 2027	Monthly 2027	Avg. Unit Cost/Mo.
Operating Accounts					
7110-000	Insurance - General	\$ 45,700	\$ 54,220	\$ 4,518	\$ 12.80
7115-001	Bank Charges	\$ -	\$ -	\$ -	\$ -
7210-000	Legal & Professional	\$ 7,000	\$ 7,000	\$ 583	\$ 1.65
7212-001	Professional - Audit Fees	\$ 6,500	\$ 6,500	\$ 542	\$ 1.53
7310-002	Taxes Corp. Annual (SunBiz)	\$ 61	\$ 61	\$ 5	\$ 0.01
7310-003	Taxes- Condo Fee	\$ 1,412	\$ 1,412	\$ 118	\$ 0.33
7310-006	Taxes - Pool Permit	\$ 300	\$ 300	\$ 25	\$ 0.07
7310-008	Tax - Federal Income	\$ 9,540	\$ 9,540	\$ 795	\$ 2.25
7510-000	Administrative - Office	\$ 4,411	\$ 5,423	\$ 452	\$ 1.28
7710-001	Mortgage Int (+Prin. #2100-000)	\$ 88,552	\$ 88,552	\$ 7,379	\$ 20.90
7810-000	Uncollectible Assessments	\$ 3,000	\$ 5,000	\$ 417	\$ 1.18
8010-000	Master Assoc. Fees	\$ 126,400	\$ 130,243	\$ 10,854	\$ 30.75
8021-000	Salaries /Payroll (Maintenance)	\$ 21,148	\$ 19,560	\$ 1,630	\$ 4.62
8110-038	R&M- Rec Area	\$ 16,439	\$ 21,935	\$ 1,828	\$ 5.18
8150-000	Operating Contingency	\$ 16,400	\$ 6,000	\$ 500	\$ 1.42
8210-001	Grounds-Lawn Service	\$ 128,748	\$ 130,815	\$ 10,901	\$ 30.88
8312-000	Pool Service-General	\$ 16,080	\$ 13,650	\$ 1,138	\$ 3.22
8710-001	Utilities - Electric	\$ 29,645	\$ 28,210	\$ 2,351	\$ 6.66
8710-004	Utilities - Electric-Pool Heating	\$ 16,622	\$ 19,843	\$ 1,654	\$ 4.68
8710-007	Utilities - Water/Sewer/Trash	\$ 372,970	\$ 412,443	\$ 34,370	\$ 97.37
8710-010	Utilities - Reclaimed Water	\$ 30,734	\$ 35,171	\$ 2,931	\$ 8.30
8710-012	Utilities - Cable TV & Internet	\$ 237,971	\$ 244,002	\$ 20,334	\$ 57.60
Total - Operating		\$ 1,179,631	\$ 1,239,880	\$ 103,323	\$ 292.70
Reserve Accounts					
3020-001	House/Roof Painting/Cleaning	\$ 115,000	\$ 120,000	\$ 10,000	\$ 28.33
3021-000	Master Paving - Blvd.* (.222013)	\$ 25,000	\$ 5,000	\$ 417	\$ 1.18
3022-000	Street Repair	\$ 25,000	\$ 15,000	\$ 1,250	\$ 3.54
3022-001	Sidewalks/Curbs Repair Allowance**	\$ 23,600	\$ 10,000	\$ 833	\$ 2.36
3023-001	Roof Repair/Replace	\$ 580,000	\$ 580,000	\$ 48,333	\$ 136.92
3025-000	Recreation Area	\$ 12,000	\$ 20,000	\$ 1,667	\$ 4.72
3025-001	Pool Resurfacing & Equipment	\$ 2,000	\$ 3,000	\$ 250	\$ 0.71
3026-000	Landscape Sod Allowance**	\$ -	\$ -	\$ -	\$ -
3027-000	Sea Walls Allowance* (.271122)	\$ 3,406	\$ 4,080	\$ 340	\$ 0.96
3031-000	Exterior Home Repair/Replace Allow.**	\$ 30,000	\$ 50,000	\$ 4,167	\$ 11.80
3040-000	Sewer Systems* (.271122)	\$ 10,000	\$ 55,000	\$ 4,583	\$ 12.98
3041-000	Water Systems* (.222013)	\$ 50,000	\$ 30,000	\$ 2,500	\$ 7.08
3046-000	Sprinkler/Irrigation Allowance**	\$ 28,000	\$ 40,000	\$ 3,333	\$ 9.44
3052-000	Storm Drains Allowance**(.271122)	\$ 25,000	\$ 6,000	\$ 500	\$ 1.42
Total - Reserves		\$ 929,006	\$ 938,080	\$ 78,173	\$ 221.45
Grand Total Operating & Partial Reserves Budget		\$ 2,108,637	\$ 2,177,960	\$ 181,497	\$ 514.15

If you vote "yes" to "waive" a fully funded budget,
effective Jan 1, 2027, your maintenance fees will be:

Lot B	Lot C	Lot E	Lot F
\$484.41	\$505.68	\$526.97	\$558.89

**WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING
RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL
ASSESSMENTS REGARDING THOSE ITEMS.**

*Split expense with other units

**Per Reserve Study, allowance is used as we are replacing as we go.

(please see reverse)

Mainlands of Tamarac, Unit #3, Fully Funded Budget - Exhibit B

Budget Fiscal Year Jan 1, 2027 - Dec 31, 2027

Description	2026 Costs (from Reserve Study)	2027 Costs w/3.5% inflation add	Est. Balance 12/31	Expecte d Life When New	Est. Remain Life	\$ Req. for Fully Funded Budget
House/Roof Painting/Cleaning	\$961,925	\$995,592	\$278,032	7	2	\$358,780
Master Paving - Blvd.* (.222013)	\$152,053	\$157,375	\$212,049	20	1	\$0
Street Repair	\$341,919	\$353,886	\$266,180	5-25	3	\$29,235
Sidewalks/Curbs Repair Allowance**	\$107,200	\$110,952	\$70,939	1	1	\$11,095
Roof Repair/Replace	\$7,413,000	\$7,672,455	\$120,935	1-23	5	\$1,510,304
Recreation Area	\$403,012	\$417,117	\$148,682	5-30	17	\$15,790
Pool Resurfacing & Equipment	\$69,936	\$72,384	\$27,247	12-20	10	\$4,514
Landscape Sod Allowance**	\$10,000	\$10,350	\$22,752	1	1	\$0
Sea Walls Allowance* (.271122)	\$77,100	\$79,799	\$63,477	20	4	\$4,080
Exterior Home Repair/Replace Allow.**	\$40,000	\$41,400	-\$17,938	1	1	\$40,000
Sewer Systems* (.271122)	\$1,153,639	\$1,194,016	\$241,705	50	11	\$86,574
Water Systems* (.222013)	\$1,050,343	\$1,087,105	\$224,127	50	11	\$78,453
Sprinkler/Irrigation Allowance**	\$40,000	\$41,400	\$10,284	1	1	\$40,000
Storm Drains Allowance**(.271122)	\$6,000	\$6,210	\$110,104	1	1	\$6,000
Totals	\$11,826,127	\$12,240,041	\$1,778,576			\$2,184,825
<i>Total Operating Budget</i>						<i>\$1,239,880</i>
Grand Total Budget/Avg. Mo. Unit Cost						\$3,424,706

Note: If you vote "no" to waiving a fully funded budget, your maintenance fees would be as follows, effective January 1, 2027

Monthly Maintenance Fees with Fully Funded Budget	
Lot B	\$750.50
Lot C	\$790.19
Lot E	\$829.87
Lot F	\$889.40

*Shared expense with other units

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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 6'H Aluminum commercial flat-top White (per foot) Color: White 6'HAluminum commercial flat-top White (per foot) - 2x2 post - 30lb concrete - 5'Hx6'W panels - 3 Rails - rake bottom	257	\$40.39	\$10,380.23
Installation Locinox Caracal Hinge (Pair) Color: White Locinox Caracal Hinge (Pair) - On pvc needs frame	3	\$291.98	\$875.94
Installation Keystone ADV, Metal, 2-Sided w/keys, White (key lock) Color: White Keystone ADV, Metal, 2-Sided w/keys, White (key lock) - Key Latch Serial number the for all 3 locks , so we have the same key open all the locks	3	\$142.14	\$426.42
Installation Aluminum swing Gate 6'H x 4'W flat top · 48 in gate Measurement: 48 in gate" ID Aluminum swing Gate 6'H x 4'W flat top - Aluminum post 3x3x1/8 90lb concrete hinge post Measurement: 48"	3	\$730.95	\$2,192.85
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	1	\$0.00	\$0.00

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.

TOTAL \$14,220.44

READY TO GET STARTED?

To schedule, a 50% deposit of \$7,110.22 is required.

Deposit: \$7,110.22 • Balance at Completion: \$7,110.22

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).

4 products (6 placed)

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.

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