

# MAINLANDS OF TAMARAC BY THE GULF UNIT 3

## NOTICE of Board of Directors Meeting

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

Thursday, November, 30 2023, at 7:00 PM  
(BOD Open Session at 6:30 PM)

### MINUTES

**Call to Order:** Meeting was called to order by Ron Kimball at 7:00 p.m.

**Roll Call:** Present - Ron Kimball, Janet Troutman, Laura Mann, Victor Morton, Bill Linet.  
Absent – Karen Anderson, George Frank.

**Dispensation of Minutes:**

- **Motion:** To approve the minutes of the Board Meeting of October 2023 Motion made by Victor Morton, seconded by Janet Troutman. Motion passed by a unanimous vote

**Resignations: None**

**Board Reports:**

- President/Painting
- Vice President/Pool
- Treasurer/Clubhouse
- Secretary
- Roofing
- Lawns
- Alterations

**Mainlands Manager's Report:**

**Unfinished Business: None**

**New Business:**

**Clubhouse Cleaning**

**Motion:** To engage M.O.F. Cleaning Service to clean the clubhouse on a weekly basis @ \$700/mo. to replace the cleaning currently done by our maintenance staff. Motion made by Laura Mann, seconded by Janet Troutman; Motion passed by a unanimous vote.

**Sod**

- **Motion:** To ratify expense not to exceed \$4,000 from Reserves for replacing sod due to mole cricket damage and hotter than normal summer Motion made by Victor Morton, seconded by Janet Troutman; Motion passed by a unanimous vote.

**CPA**

- **Motion:** To engage new CPA firm, Gerstle, Rosen & Goldenberg for 2023 audit and tax filing. Motion made by Laura Mann, seconded by Victor Morton; Motion passed by a unanimous vote.

**Sidewalks**

- **Motion:** To approve DeCosta Construction Repair/replace section of sidewalk at a cost of \$6.75 per square foot. Total cost not to exceed \$30,000.00. Motion made by Ron Kimball, seconded by Laura Mann; Motion passed by a unanimous vote.

**Construction**

- **Motion:** To approve a Variance to Rule 4K on page 33 of the Unit 3 Resident Handbook for Donna DeBoe-Henninger, residing at 9920 39<sup>th</sup> Street N. Motion made by Bill Linet, seconded by Laura Mann; Motion passed by a unanimous vote.

**Adjournment:** Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Victor Morton, Secretary