

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 2025, at 6:30 PM
Open session at 6:35 PM for a 30-minute maximum

MINUTES

Call to Order: Meeting was called to order by Ron Kimball at 6:30 p.m.

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

Dispensation of Minutes:

- **Motion:** To approve the minutes for the February 2025 board meeting. Motion made by Victor Morton, seconded by Ron Kimball. Motion passed by a unanimous vote

BOD Open Session was opened at 6:35 pm by Ron Kimball for a maximum time of 30 minutes. Speakers were asked to limit themselves to 3 minutes each. As in past meetings a spirited and healthy exchange of ideas and opinions by multiple speakers and board members covered a multitude of subjects ranging from the clubhouse pool temperatures, automobile speeding and other road traffic safety requirements
The open session was concluded at 6:58 pm

The meeting continued with Board discussions starting at 7:00 pm

Resignations/Appointments: None

Board Reports:

- President/Painting. See page 3
- Vice President/Pool. See page 3
- Treasurer/Clubhouse. See page 3
- Secretary. See page 3
- Roofing. See page 3
- Lawns. See page 3
- Alterations. See page 3

Mainlands Manager's Report: See page 4

Unfinished Business: None

New Business:

General:

Petition Pursuant to a request from 200+ community members to have the Board make a change.

Motion: To lower the fee for use of the clubhouse for private parties from \$150.00 to \$50.00 Motion made by Ron Kimball, seconded by Frank George. Motion passed with a unanimous vote

Pool

- **Motion:** To purchase 5 umbrellas, black aluminum with striped tops. Not to exceed \$1600.00
Motion made by Jan Troutman seconded by Laurs Mann; Motion passed with a 6-1 Majority.

Social Club

- **Motion:** Approve the Social Club Documents. The Constitution, By Laws, and Club House Use Agreement.
Due to the fact that the Board had earlier in the evening passed a motion to lower the clubhouse use fee this motion was tabled and sent back to the Social Club for additional Clarification/Changes.

Adjournment: Meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Victor Morton, Secretary

A synopsis of each report is contained below with the title of the person giving it.

President: Welcomed everyone to the meeting, went over the format relative to the open session during which the membership can and are encouraged to voice their thoughts, opinions and concerns.

Treasurer: Went over the financials of Unit 3 in her usual very fine detail.

Secretary: Had nothing to report

Roofing Director: Informed us that the roof replacement schedule for this year is on track and again assured us all the roof vent modifications will be completed this year prior to the start of hurricane season.

Lawn Director: Reported still no change from the county as to the water restrictions

Pool Director: Had nothing to report

Alteration Director: The current rule regarding signs on condominium property states “No sign of any kind shall be erected or displayed on condominium property”. This includes “Vendor Signs” that are placed on your lawns during installation of windows, gutters, driveways, or home renovations of any kind. It is the resident’s responsibility to politely inform the vendor, prior to commencement of work on their property, that Unit 3 regulations do not permit the display of signs of any kind on condominium property. Should you encounter any issues with the vendor, please contact Joe Polkowski at the Mainlands office.

Alterations Requests For the period of 02/21/25 to 03/21/25 11 requests and 11 approvals

Managers' Report: The gates on 40th street have been having some issues since the hurricane. After multiple repairs they are now back in working order and will be monitored closely.