

# **MAINLANDS OF TAMARAC BY THE GULF UNIT 3**

## **NOTICE of Board of Directors Meeting**

---

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

**Thursday, April, 24 2025, at 6:30 PM**  
**Open session at 6:30 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, and Karen Anderson, absent Frank George.

#### **Dispensation of Minutes:**

- **Motion:** To approve the minutes for the March 2025 board meeting. Motion made by Victor Morton, seconded by Bill Linet. 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 designated smoking area, 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 3

**Unfinished Business: None**

#### **New Business:**

##### **Pool**

- **Motion:** To accept the Pool Works contract to demolish the pool pit, raise the pool equipment and pit. Not to exceed 110,000.00 Motion made by Jan Troutman seconded by Victor Morton; Motion passed with a unanimous vote

## Social Club

- **Motion:** Approve the Social Club Documents. The Constitution, By Laws, and Club House Use Agreement.  
In order to expedite the process, it was decided to discuss/vote on each document separately.
- The Constitution  
A motion to approve The Constitution was made by Ron Kimball, seconded by Bill Linet; Motion passed by a 5-1 majority vote.
- The By Laws
- Motion to approve the Social Club By Laws document *with amendment to Article 1, B to read "Special **general** meetings may be called..."* was made by Ron Kimball, seconded by Laura Mann; Motion passed with a unanimous vote.
- The Club house Use Agreement  
Motion to approve the Social Club event renter document with amendments to item #6, removing the last line "The team member takes full responsibility for the A/V system in use by the private party. Team member: \_\_ and amending #7 to read "Maximum number of attendees not to exceed 150." was made by Ron Kimball seconded by Jan Troutman; Motion passed with a unanimous vote.

**Adjournment:** Meeting was adjourned at 8:10 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: It looks like the real estate market may be picking up somewhat. I've had three interviews since the last report 1 new owner, 1 renter, and 1 additional resident.

Roofing Director: No report

Lawn Director: Since this month's edition was the last Courier till September, she included a detailed schedule for lawn maintenance through to the end of the year

Pool Director: The work on the pit may begin in August and will take 4 to 6 weeks. Before construction begins arrangements will be made for unit 3 residents to use other pools in the Mainlands. She will be cleaning the tables, furniture, and deck if possible, during the pool closure. If you would like to help, please contact her at [janetmt52@sbcglobal.net](mailto:janetmt52@sbcglobal.net)

Alteration Director: Alterations Requests For the period of 03/2/2/25 to 04/21/25

21 requests and 19 approvals with 2 pending further information,

Managers' Report: If your lawn starts to brown please call the office and report it before the condition becomes beyond repair