

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 21 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, Bill Linet, and Frank George.
.Absent - Victor Morton, Karen Anderson.

Dispensation of Minutes:

- Motion to approve the minutes of the April 2025 board meeting. Motion made by Ron Kimball, seconded by Skip George. 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 irrigation system to 501c7 status.

The open session was concluded at 6:45 pm

The meeting resumed at 6:50 pm

Resignations/Appointments: None

Board Reports:

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

Mainlands Manager

Unfinished Business:

- Reaffirmation of the smoking area as per documents from October and November 2012. **Minutes Amended 1/22/2026 to correct year error. 2021 to 2012.**
- Motion made by Ron Kimball to approve the placement of “No Smoking” signage near the front entrance of the clubhouse. The motion was amended to add “No Vaping” to the signage. Second by Skip George. Motion passed, 5-0 vote.
- Motion made by Laura Mann to accept the donation from the Unit 3 Social club, Women’s Club, Men’s Club and the Unit 3 Bingo committee of 150 chairs for use in the Unit 3 Clubhouse. Bill Linet seconded. Motion passed 5-0.
- Motion made by Laura Mann to ratify the change of the cleaning/damage refundable deposit for use of the clubhouse for private parties from \$150.00 to \$300.00. Second by Skip George. Motion passed unanimously 5- 0.

New Business:

- Motion made by Laura Mann to accept a proposal by L&T Brothers Inc. to pressure wash all sidewalks and Miami curbs in Mainlands Unit 3 for a cost of \$11,400.00. Second by Skip George. Motion passed 4 yes, 1 no vote.
- Motion made by Laura Mann to finalize for mailing the total amount of the 2026 Proposed budget for Operating and Partially Funded Reserves to be \$2,108,637, an overall increase of 2.73%. This represents a maintenance fee increase of \$12.94 - \$13.72. Second by Skip George. Motion passed unanimously 5-0.
Motion made by Ron Kimball to grant an exception to allow a particular homeowner to rent their property on a short-term basis. The exception is for one year only. Second by Skip George. Motion passed 5-0.

Adjournment: Meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Ron Kimball, President