

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOARD OF DIRECTORS MEETING

10050 Mainlands BLVD N (Clubhouse), Pinellas Park FL 33782

Wednesday, November 12th, 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 of the September 2025 board meeting. Motion made by Victor Morton, seconded by Ron Kimball. Motion passed.

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 501c7 status, the new heating system for the pool, Installation of speed bumps, and one resident reminded the board of the sovereignty of the land on which each house is built
The open session was concluded at 6:53 pm

The meeting resumed at 7:00 pm

Resignations/Appointments: None

Board Reports:

- President/Painting; None
- Vice President/Pool: none
- Treasurer/Clubhouse: See page 3
- Secretary: See page 3
- Roofing: None
- Lawns: See page 3

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- Alterations: None

Mainlands Manager: None

Unfinished Business: None

New Business:

Clubhouse

1. Ratify the expenditure of \$577.22 for the professional cleaning of the tiled flooring in the clubhouse. Motion by Laura Mann, seconded by Vic Morton. Motion passed.
2. Installation of automatic door openers at the clubhouse front door. Motion by Laura Mann, seconded by Jan Troutman. Motion Failed
3. Motion to engage Alpha Enterprises Exterior Service to purchase and install GOVEE Outdoor Permanent lights on the front and both sides of the clubhouse not to exceed \$2,000.00. Motion made by Laura Mann, seconded by Vic Morton. Motion passed.

Adjournment: Meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Victor Morton, Secretary

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The following is a synopsis of the Board members reports:

President: No Report.

Vice President: No Report

Treasurer: The treasurer gave us her usual highly detailed financial report covering both the treasurer's report and a separate report for the clubhouse. See attached.

Secretary: Reported three new resident interviews with move in dates in late November and early December, and hoped that was an indication of the real estate market starting to pick up again

Alteration Director: None

Roofing Director: No Report

Lawn Director: Due to the short time span between the last meeting and this one the status of the lawns had not changed much. She reminded every one of the main points from that report.