

MAINLANDS OF TAMARAC BY THE GULF UNIT 3
NOTICE OF BOARD OF DIRECTORS MEETING
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782
Thursday, January 22, 2026, at 6:30 PM

MINUTES

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

Roll Call: Ron Kimball, Jan Troutman, Skip George, Karen Anderson, Laura Mann present; absent Bill Linet and Vic Morton

Dispensation of Minutes: Motion to approve the minutes of the Board Meeting of November 12, 2025.

BOD Open Session concluded at 6:40 p.m.

Resignations/Appointments: None

Board Reports:

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

Mainlands Manager's Report:

New Business:

General

Motion: Made by Laura Mann, seconded by Skip George, to ratify movement of \$856 from OPEX to Reserves account, Exterior Home Repair. Vote to approve unanimous.

Pool

Motion: Made by Janet Troutman, seconded by Karen Anderson, to ratify expense to purchase and install shower in pool area not to exceed \$700. Vote to approve unanimous.

Streets

Motion: Made by Ron Kimball, seconded by Laura Mann, to install speed table in area of 100th Place and 39th Way, not to exceed \$1,100. Vote to approve unanimous.

MAINLANDS OF TAMARAC BY THE GULF UNIT 3 (cont'd)

C/H-Rec Area

Motion: Made by Laura Mann, seconded by Jan Troutman, to install 5 fans in C/H ceiling, 4 in main room and 1 in porch area at an electric install cost of \$1,750, plus 5 fans at approx. \$120 each for a total cost not to exceed \$2,400. Voted NOT to approve unanimously.

Motion: Made by Laura Mann, seconded by Skip George, to clean, seal cracks and repaint entry pavement by Creative Outdoor Florida, maintaining, and keeping our distinctive design at a cost of \$1,458. Voted to approve unanimously.

Motion: Made by Laura Mann, seconded by Janet Troutman, to remove shrubs and tree and install lattice privacy fence in area of A/C units at a cost not to exceed \$700.00. Voted to approve unanimously.

Minutes

Motion: Made by Ron Kimball, seconded by Laura Mann, to amend the August 24, 2025 minutes to correct the error in year 2021 to 2012 in the motion reaffirming the smoking area. Voted to approve unanimously.

Clubhouse

Motion: Made by Skip George, seconded by Janet Troutman to purchase a 36" range hood at a cost not to exceed \$400, and the labor cost for AES Home Improvement to install same over the grill for a cost not to exceed \$250. Voted to approve unanimously.

Motion: Made by Skip George and seconded by Janet Troutman to approve labor cost of AES Home Improvement to relocate existing 30" microwave oven in place of the current 36" range hood over stove. At a cost not to exceed \$250. Voted NOT to approve unanimously.

Adjournment at 7:35p.m.

**Respectfully submitted,
Laura Mann, Treasurer**