

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

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

Thursday, February 26, 2026, 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 Skip George, and Karen Anderson. Absent – Bill Linet.

Dispensation of Minutes: Motion to approve the amended minutes of January 22, 2026, Board Meeting. Motion made by Victor Morton, seconded by Skip George. Vote to approve, unanimous.

The open session was concluded at 6:41 pm

Resignations/Appointments: None

Board Reports:

- President/Painting: See page 3
- Vice President/Pool: See page
- Treasurer/Clubhouse: See page 3
- Secretary: See page 3
- Roofing: See page 4
- Lawns: See page 4
- Alterations: See pages 3/4

Mainlands Manager: See page 4

Unfinished Business: None

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New Business:

Clubhouse-Rec Area

Motion: Made by Laura Mann, seconded by Karen Anderson, to have C&S Electrical install 5 ceiling fans in the clubhouse with wall switch controls for \$4,250 plus 5 fans at approx. \$674.05 cost for a total cost not to exceed \$4,924.05. Vote to approve 5-1 majority

Painting and Pressure Washing

Motion: Made by Ron Kimball, Seconded by Victor Morton to approve the contract offered by L & T Brothers, Lowes commercial painting for the 5-year paint and pressure wash project beginning in 2026. Using Florida Paint products. Vote to approve, unanimous.

Adjournment: Meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Victor Morton, Secretary

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The following is a synopsis of the Board members reports:

President: The President reported about a recent tragic occurrence of a resident falling in his home and without anyone coming to his aid sadly passed away. The risks of isolation in our community are great and some simple ways to alleviate these dangers are by opening and closing blinds at “normal” for you times thereby letting neighbors you are still up and about.

Another way for those with iPhone or watches, is simply saying “Hey Siri, call 911 or “Hey Siri, call emergency services.

Alexa emergency calling has limitations unless you have subscribed to a paid service with a cost of around \$6.00 per month. He also informed the audience that Skip would give the report on House Painting.

Vice President/Pool Director: 25 February a new shower was installed at the pool. Residents from Units 4 & 6 are currently using our pool while those pools are closed for maintenance.

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

Secretary: Reported only one new resident interview compared to four in the previous report,

Alteration Director:

Alterations have started to increase again with the Snowbirds in town and the warmer weather settling in. For the period of January 19, 2026, through February 18, 2026, there have been a total of 18 Exterior Alteration Applications with 13 approvals and 5 pending. Pending Alterations are generally due to a couple of reasons: 1. The vendor that you have chosen is not on the Approved Vendor List. In this case, the vendor must submit proof of Insurance and Licensing to do work in Mainlands. 2. The Vendor’s Insurance or License is not up to date. When this happens, the office notifies the vendor to bring their paperwork up to date so that they can be approved to do work in The Mainlands. Therefore, it is

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important that you check with the office to see if your vendor meets the requirements to do Exterior Alterations in The Mainlands.

Roofing Director: Reported that all flat roofs have been completed and regular roofs are on or ahead of schedule. Also, the house painting will start this year and we will have painted all the houses over the next five-year period.

Lawn Director: Pinellas Park is still subject to water restrictions until July 1, 2026. Limited hand watering of plants (i.e. Bushes, flowers). The office will ensure the sprinkler system meets all requirements. No watering between 10 am and 4 pm.

Mainland Manager:

1. Spectrum is going to be doing some equipment upgrades on the property in some areas over the next few months replacing nodes and some cables. They will notify anything that will be affected, but so far, the outages are only a few minutes.
2. We are currently in phase 2 water shortage order so sprinklers will only be running once a week.
3. For those on the lakes the cold weather did kill some of the fish and they will be floating up over the next week or so. We've done three rounds of clearing and will continue as long needed. Also, regarding the lakes some areas have floating lily pads. I've spoke with the vendor and those are beneficial as long as they are controlled. They spray them once a month to prevent over spreading.
4. The speed bump that was approved on 100th place at the last meeting will be installed within the next two weeks.
5. The 501c7 is with the IRS. So, we wait.