

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

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

**Thursday, March 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 Janet Troutman at 6:30 p.m.

**Roll Call:** Present – Janet Troutman, Laura Mann, Victor Morton Bill Linet, and Karen Anderson. Absent – Ron Kimball and Skip George.

**Dispensation of Minutes:** Motion to approve the amended minutes of February 26, 2026, Board Meeting. Motion made by Victor Morton, seconded by Bill Linet. Vote to approve, unanimous.

**BOD open session:** Session was concluded at 6:41 pm

**Resignations/Appointments:** None

**Board Reports:**

- President/Painting: None
- Vice President/Pool: See page 3.
- Treasurer/Clubhouse: See page 3
- Secretary: See page 3
- Roofing: None
- Lawns: See page 3
- Alterations: See page 3
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**Mainlands Manager:** See page 4

**Unfinished Business:** None

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**New Business:**

**Clubhouse-Rec Area**

- 1. Motion:** Made by Laura Mann, seconded by Janet Troutman to replace the clubhouse kiosk at a cost not to exceed \$5,272 (Passed Unanimously).
- 2. Motion:** Made by Laura Mann seconded by Vic Morton to ratify the unanticipated expense of \$1,000 from the reserve Rec Area account to mill out the C/H sewer and drain line. (Passed Unanimously).

**Pool area**

**Motion:** Made by Jan Troutman seconded by Laura Mann for Approval of Charter and Special Resolution for a pool Maintenance Committee. (Passed Unanimously).

**Storm Drains**

**Motion:** Made by Laura Mann, Seconded by Victor Morton to ratify the Unit 3 portion of reserves storm drain expense of \$9,101.57 to sleeve collapsing pipes. (Passed Unanimously).

**Old Records**

**Motion:** Made by Victor Morton seconded by Bill Linet to destroy records older than December 2018 in compliance with Florida Statute and Federal Law.

**Adjournment:** Meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Victor Morton, Secretary

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### **The following is a synopsis of the Board members reports:**

President: None

Vice President/Pool Director: According to our manager, Joe Polkowski, someone has damaged the threading on the top half of the shower fixture. Someone also removed the shower head. If there is a problem with anything at the pool, please report it to the Mainlands' office at (727) 573-5670 or to Janet Troutman, Pool Director, at (317) 847-0457. Do not try and fix it yourself.

The Oak tree on the property causes tremendous problems for the pool, the pool drains, and the pool deck. Catkins and leaves fall onto the deck, into the pool, and clog the drains between February and June. Catkins and leaves stain everything in the pool area. Our filter had to be cleaned because it was clogged from all the debris. I would like to thank the residents who remove the Catkins and leaves from the drains.

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, and one additional resident interview.

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.

Alterations Director: Alterations are maintaining a level number of requests with 19 approved alterations for the period of February 19, 2026, through March 19, 2026. I would like to thank Skip George for filling in for me during the three weeks that I was away. As always, he did a wonderful job, and I am most appreciative for his contribution.

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Mainland Manager:

1. The speed table on 100<sup>th</sup> Place has been installed.
2. We are still only permitted to run sprinklers once a week due to Pinellas County water restrictions