

MAINLANDS OF TAMARAC BY THE GULF UNIT 3

NOTICE OF BOARD OF DIRECTORS MEETING

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

Thursday, June 25, 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 Bill Linet, and Karen Anderson. Absent – Skip George.

Dispensation of Minutes: Motion to approve the amended minutes of March 25, 2026, Board Meeting. Motion made by Victor Morton, seconded by Janet Troutman. Vote to approve, unanimous.

BOD open session: Session was concluded at 6:54 pm

Resignations/Appointments: None

Board Reports:

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

Mainlands Manager: See page 4

Unfinished Business: None

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New Business:

Clubhouse hot water heater:

Motion made by Laura Mann, seconded by Bill Linet to have Lightning Plumbing replace our 11-year-old hot water heater at a cost of \$1800, plus the cost of any permits required.

(Passed by a vote of 5 for and one abstention).

Clubhouse trees:

Motion made by Laura Mann seconded by Vic Morton to approve Stafford tree service trim the oak tree, remove two dead palms, plus stump grind, and grind down two palm tree stumps. Not to exceed (\$2100.00)

(Passed Unanimously).

Sidewalks:

Motion made by Ron Kimball seconded by Laura Mann to approve Da Costa Construction to replace the marked sidewalks not to exceed \$9,500.

(Passed Unanimously).

Painting:

Motion made by Ron Kimball, Seconded by Victor Morton to approve the five-year contract with L&T Brothers Inc. DBA Lowes commercial painting.

(Passed Unanimously).

Adjournment: Meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Victor Morton, Secretary

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The following is a synopsis of the Board members reports:

President/Painting: As of 6/8/26 we have started house painting, and we are using a different paint from previous which will save us approximately \$10,000 and carries a superior warranty.

Treasurer: The treasurer as always 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 water restrictions have been extended until October 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: The number of requests was 47 with 43 approved since the last update.

Mainland Manager: We are working on repairing the hole in the road at the junction of 40th st. and Mainlands Blvd., also we are still only permitted to run sprinklers once a week due to Pinellas County water restrictions.