

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

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

Thursday, August 20, 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 6:31 p.m.

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

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

BOD open session: Opened for a maximum time of 30 minutes. Speakers were asked to limit themselves to three minutes each.

Resignations/Appointments: None.

Board Reports:

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

Mainlands Manager: Not Present

Unfinished Business: None

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New Business:

Pool area

- 1) Motion made by Janet Troutman, seconded by Vic Morton to replace the pool fence and gates around the pool area and move the fence into the grass bordering the pool deck using the contractor Vilo Fence & Railing Inc., not to exceed \$16,000.00. 6' high aluminum The association will pull the permit and survey if needed. (Passed by a vote of 6 for and one abstention).
- 2) Motion made by Janet Troutman, seconded by Skip George to have Mainlands maintenance remove the old fence and concrete mounds, not to exceed \$2,000.00. All salvage proceeds will go to Unit 3. (Passed by a unanimous vote)
- 3) No motion was made

Budget for mailing

Motion made by Laura Mann seconded by Vic Morton to finalize for mailing the total amount of the 2027 proposed budget for operating and partially funded reserves to be \$2,177,960 an overall increase of 3.29% this represents a Maintenance fee increase of \$15.89 – \$17.09. (Passed Unanimously).

Clubhouse door:

Motion made by Laura Mann seconded by Bill Linet to approve the supply and installation of one (1) automatic door operator on the primary active door of the double door entry with inside and outside entry request to enter/exit button by, Security Lock and Safe for the amount of \$6,053.71 (Passed Unanimously).

Adjournment: Meeting was adjourned at 7:17 p.m.



Respectfully submitted,
Victor Morton, Secretary

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The following is a synopsis of the Board members reports:

President/Painting: The painting is proceeding as planed

Vice President: Asked that people using the pool to be vigilant in keeping the pool area clean, safe, and comfortable for all residents and guests with reminders of some of the rules when using the pool.

Secretary: Reported only one new resident interview, and one additional resident interview.

Roofing: We are working on 2003 tile roofs and are close to completion. Next year we will be replacing 2004 tile roofs and any 15-year-old flat roofs. If you notice a roof leak, please call the office.

Lawn Director: Pinellas Park water restrictions have been extended until October 1, 2026. Limited hand watering of plants (i.e., Bushes, flowers). No watering between 10 am and 4 pm. The office will ensure the sprinkler system meets all requirements. If you see sudden large area where grass has died or large dirt patches it may be an infestation of bugs, please let her know (Preferably by text)

Alterations Director: The number of requests was 29 with 29 approved and 1 pending since the last update. He also brought to everyone's attention the need to beware of unscrupulous vendors by doing their due diligence such as asking for multiple quotes, checking reviews, and possibly consulting the approved vendors list.