MAINLANDS OF TAMARAC BY THE GULF UNIT 3
BOD ANNUAL MEETING & ELECTION OF DIRECTORS
10050 Mainlands Blvd N. (Clubhouse), Pinellas Park, FL 33782

Thursday, October 31, 2026, at 1:00 PM
MINUTES

Call to Order: Meeting was called to order by Ron Kimball at 1:00 p.m.

Roll Call: Present-Ron Kimball, Jan Troutman, Skip George, Karen Anderson, Laura Mann, Bill Linet and Vic Morton. Absent-None. Also present Joe Polkowski (Unit 3 Property Manager)

Order of Business

1. **Appointment of inspectors of Elections:** Kathleen Duckro, assisted by Barbara M. Konvicka and a crew of 12 other volunteers.
2. **Certifying a Quorum:** Joe Polkowski
3. **Proof of Notice of Meeting:** Joe Polkowski
4. **Disposal of Unapproved Minutes:** Motion by Victor Morton Seconded by Ron Kimball, Passed Unanimously
5. **Reports of Officers and Directors:** See Attachments
6. **Reports of Committees:** None
7. **Unfinished Business:** None
8. **New Business:**
    a. Vote to roll over Surplus funds. Passed by a vote of: YES 220 NO 13
    b. Vote for the reserves be reduced to a level presented by the BOD. Passed by vote of: YES 204 NO 29
    c. Vote to approve transferring $20,000.00 from reserve interest to Exterior Home Repair. Passed by a vote of: YES 217 NO 16
    d. Vote to approve the use of $50,000.00 from reserve interest to camera and clean the Association Sewer Systems. Passed by a vote of: YES 199 NO 34

9. **Election for directors results**

Danial Litwin	71
Danuta Matyka	32
Victor Morton	177
Constance Reames	121
Janet Troutman	198

10. **Adjournment:** Motion to adjourn made by Victor Morton seconded by Ron Kimball. The meeting was adjourned at 2:04 pm

Respectfully submitted:

Vic Morton

Victor Morton, Secretary.

Agenda item motions are subject to change

Mainlands of Tamarac by the Gulf Unit Three Association Inc.
Annual Meeting and Election
Clubhouse Three 10050 Mainlands Blvd N, Pinellas Park, FL 33782
October 31, 2026 1:00 P.M.
TALLY SHEET

217 Ballots

	TOTAL
Daniel Litwin	71
Danuta Matyka	32
Victor Morton	177
Constance Reames	121
Janet Troutman	198

Election Supervisor

Kathleen Duckro

Signature

Barbara Konvicka

Kathleen Duckro

Print

Barbara Konvicka

Date: 10/31/2026

Mainlands of Tamarac by the Gulf Unit Three Association Inc.
Annual Meeting and Election
Clubhouse Three 10050 Mainlands Blvd N, Pinellas Park, FL 33782
October 31, 2026 1:00 P.M.
TALLY SHEET

1. Should the Association rollover and apply any surplus funds that exist in its Operating Account for its fiscal/calendar year ending 12/31/2026, to offset common expenses that will be incurred in the following fiscal/calendar year, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-604?

YES: 220 NO: 13

2. Should the reserves required by Section 718.112(2)(f), Florida Statutes, be waived for the next fiscal/calendar year and be reduced to a level presented by the Board of Directors?

YES: 204 NO: 29

3. Do you approve transferring $20,000.00 from reserve interest to reserve Exterior Home Repair, Account No. 3131-000?

YES: 217 NO: 16

4. Do you approve the use of up to $50,000.00 from reserve interest to camera and clean the Association Sewer Systems?

YES: 199 NO: 34

Election Supervisor

Signature: Kathleen Duckro

Print: Kathleen Duckro

Date: 10/31/2026

Janet Troutman, VP/Pool Director

I would like to thank the members of Unit 3 and the Board members for voting "yes" to use interest money from 2024, to move the pool equipment from the "pit" area to above the ground. When the equipment was in the ground, checking for problems was not easy. It is now much easier to check the equipment and to keep the area clean. I was always afraid the top would accidently close or that the walls would cave in. Thank you again for allowing this project to take place.

Since January of 2025, the following items were purchased and/or repaired:

1. *New pool rope and buoy*
2. *Valve for the pump*
3. *Timer switch for the in-pool lights*
4. *New pool light*
5. *Purchased five umbrella bases.*
6. *Purchased five umbrellas.*
7. *Repaired Stenner*
8. *Raised the equipment from below the ground to above the ground*

TREASURER'S REPORT FOR 2026 ANNUAL MEETING– Prepared by Laura Mann
(YTD is thru Sept.)

Operating Expenses

Our OPEX expenses total $759,260 YTD, with the 3 biggest expenses were are for cable/internet, water/sewer/trash, and lawn mowing/pest control, totaling $661,039. This is an increase of $36,317 over LY. We are currently under budget by $10,423.

Reserves

We began the year with a balance of $1,895,684. The current reserve balance is $1,916,412 an increase of $20,729 since the beginning of the year. This balance is despite having YTD Reserve disbursements of $762,056

Of the total, our biggest expense so far this year was $508,862 for roof repair and replacement. Since 2011, we have replaced 281 tile roof YTD and 323 flat roofs since 2013.

Additionally, in the prior 12-month period, 71 houses have been painted, beginning our 5 yr. painting schedule. We have installed holiday eave lights (lights donated by our Clubs), replaced the pool heaters, upgraded the pool shower, replaced an AC compressor, put in a range hood over the grill, recoated the entrance pavement area, installed 5 ceiling fans in clubhouse, had plumber camera and cleanout drain pipe to tank, re-strapped some pool chairs, installed microwave outlet, replaced hot water heater, replaced the kiosk, installed an automatic door opener on the clubhouse front entry, and are replacing the pool fencing.

Expenses - Overall

We began the year with $16,205 in delinquencies and they now stand at $28,054, an increase of $11,849.

Work orders during the 12-month period Oct '25 thru Sept '26 totaled 944 (LY 1,113):

Sprinkler (fix, move &/or replace) 453 (LY 401),
Roofing 83 (LY 165),
General Repairs 183 (LY 192),
Clubhouse Repairs 24 (LY 18),
City Water 17 (LY 16),
Wood Work (fascia boards, etc.), 43 (LY 26),
In addition, the office responded to 141 (LY 76) Miscellaneous Complaints

The balance on the 20 yr. clubhouse mortgage loan of $1,150,000 at 4.6% interest is now $877,841

We continue to purchase CDs from different banks, ensuring the accounts are FDIC insured and earning $51,677 in interest YTD. We have asked you to cast a "yes" vote on your ballot this year to let us use some of the Reserve Interest Account dollars to replenish the Exterior Home Repair Account (which is now deficit) and to camera and clean the sewer lines, a proactive measure.

Diligent cost control, including volunteer work performed by your Board members, Club members, and others in our community allow us to fund the 2027 partially funded budget while still keeping maintenance fees as low as possible.

I have enjoyed being your Treasurer this past year and thank you for your support.

Clubhouse/Rec Area Annual Report, Oct. 31, 2026

Prepared by Laura Mann

Again, we are fortunate that our Clubs have so many activities that our members can attend and enjoy each month in our clubhouse. Additional recreation choices are available via our library, shuffleboard courts and pool.

Detail of expenses for the prior 12 months thru Sept 2026 for the Clubhouse/Rec Area are:

Reserve Expenses were covered in the Treasurer's Report.

Operating Expenses included: payroll for work requested, rodent/pest control, weekly cleaning, fire system monitoring, fire extinguisher inspection AC annual service & pump, tree trimming and removal, coffee and ice machine filters, signs, paint for garbage/trash area floor, tile floor cleaning, back door light sconces, door hinges, car parking lot wheel stop, digital clock, library door handle, lattice panel, toilet seat, door sweep & closer, step ladder for kitchen, outside entry door mat, tire gauge, plumber costs to snake drains and supplies needed to make minor repairs.

As you can see, monies spent this past year were mainly for maintenance items, many similar to what you might experience in your own home.

Our thanks to the Clubs that donated the cost of the holiday eave lights. Also, thanks to an anonymous donor who donated a countertop microwave.

We are grateful to our Association, Men's, Women's and Social Club BOD's and other members who donate their time to perform tasks such as the librarians, the KK crew, the entry sign plant crew, pool deck cleaners, the newsletter & kiosk workers, FB Admins, email blast & phone directory administrators, and those who contributed so much in the past, but may only be able to push their chair in when they leave an event now. All do what they can to lessen our expenses. My apologies if I missed anyone.

I have enjoyed being your Clubhouse/Rec Area Director this past year.

Secretary Annual Report

For the period 11/20/2025 through 10/19/2026 we had a total of 18 properties change ownership the breakdown as follows:

6 couples

10 single owner

2 LLC (flippers)

Hopefully I will still be a member of the board when this is published if so thank you for the vote of confidence, if not, I still feel privileged to have served and best wishes to the new board

Mainlands Unit 3 Board of Directors
Bill Linet, Alterations Director
Annual Report
10/31/2026

Welcome to the Annual Board Meeting of Unit 3 and thank you for attending. My annual report for the year from November 1, 2025, through October 30, 2026, consists of 200 Exterior Alterations Requests, a 3% drop from last year, of which all have been approved.

As the Snowbirds begin to return, thankfully we are not faced with storm damage as we were a couple of years ago. My expectations are that the number of Exterior Alterations Reports will not increase dramatically.

On a regular basis, I ride around the community inspecting new construction projects to ensure that the residents have the proper Exterior Alteration Request as well as a City Permit when required. Additionally, I inspect completed projects to ensure they adhere to the specifications in the Alteration Request. There have been instances where the residents have not pulled a city permit. I mention this because the onus is on the resident as this may show up at the time of sales, resulting in penalties levied by the City of Pinellas Park. I urge you, the residents, to ensure that you have all the proper permits for your construction projects as the inspectors do ride through the neighborhood looking for violations in progress.

However, I would like to reiterate that the purpose of the Exterior Alteration Permit is twofold; first, to ensure that the vendor performing the work on your residence is an approved vendor that has been vetted by the Property Manager's Office for licensing and insurance for your protection, and second, to maintain a record of the changes made to the residence for future reference. Remember, although this is your home, it is still a part of a condominium community, and these are the rules that you agreed to when you became a member of Mainlands of Tamarac by the Gulf.

If you have any questions regarding interpretation of the rules, please call the office. or email me at blinetbod@gmail.com or, call me at 727.666.9097. I'll be happy to assist you.

Unit 3 Annual Alterations Recap

A/C REPLACEMENT	11
CONVERT CARPORT	1
DOOR REPLACEMENT	15
ELECTRICAL	3
ENCLOSURE/FENCE	11
FLAGPOLE	1
FRENCH DRAIN/SEAL FOUNDATION	5
GARAGE DOOR	3
GUTTERS	10
LANDSCAPING	39
MOVE DRYER VENT	1
PAINT DOOR/SHUTTERS	6
PAINT DRIVEWAY	2
PLANTER BOX REMOVAL	2
PLUMBING	5
PORCH ENCLOSURE	1
PRESSURE WASH/SEAL	6
ROOM EXTENSION	1
SEAL FOUNDATION	4
SHUTTERS/AWNINGS/LIGHTS	29
WALKWAY/PATIO/DRIVEWAY	25
WINDOW REPLACEMENT	19
TOTAL	200

Annual Lawn Report

Karen Anderson - Director

Fertilizer, weed, and insect treatments, including spraying for mole crickets, continue under their normal seasonal schedules. Please be patient after weed application. Many weeds may react within a few days, while others could take a couple of weeks or more to see a change. Due to what is now a chronic issue with mole crickets, an annual granule systemic mole cricket treatment will again be applied this coming Spring.

The modified Phase III "Extreme" Water Shortage Order has been extended through March 31, 2027, due to regional rainfall deficits. Despite recent summer storms the region's average 12-month rainfall total is still ~15 inches below normal.

Low-volume hand-watering by residents is allowed (as needed) if a shut-off nozzle or other water efficient device is used for plants or beds, shrubs, or other plant material. It is not allowed for watering lawns. The Order restricts hand-watering times to before 8 a.m. or after 6 p.m.

Complaint-driven Work Orders Completed

	10/23/2024 – 10/22/2025	10/1/2025 – 10/1/2026
Lawn Director		1
Complete Care	36	42
Tri-S	40	43
Total	**76**	**86**

As we head into the holiday season, I wish everyone happiness, great times with family and friends, and good health.