AGENDA
Mainlands of Tamarac by the Gulf Unit Four
Board of Director's Business Meeting
November 5, 2026 at 6:30 p.m.

Call to Order
Roll Call
Dispensation of Minutes

OFFICER AND DIRECTOR REPORT:

President's Report	Deborah Schnitzler
Treasurer's Report	Ken Krywanek
Secretary's Report	Jean Duff
Property Manager's Office Report	Joe Polkowski
Recreation	Linda Byrd
Lawns & Irrigation	Ann Mosier
Alterations	Deborah Schnitzler
Paint	Nancy Buckles
Roofs	Scott Shankle

UNFINISHED BUSINESS:
None

NEW BUSINESS:
Motion to have the company, The Pool Works, fill in the pool pit and move the equipment to above ground storage area at a cost not to exceed
$100,000.00 dollars.

Motion to remove the horse shoe pits on the clubhouse grounds and resod the area at a cost not to exceed $200.00.

ANNOUCEMENTS:
Unit 4 Breakfast is Saturday, November 14, 2026 from 8:00 a.m. to 10:00 a.m.
Next Board of Directors meeting will be Thursday, December 3, at 6:30 p.m.

QUESTIONS AND ANSWERS

ADJOURN

State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Mainland's 4

By
Tim Shanley
The Pool Works of Florida
September 23, 2026



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Construction, Renovation & Innovation

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.

Construction | Renovation | Repairs & Service | Pool Furniture

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The following resources are available to verify licensing and business practices.

Better Business Bureau

www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board

www.pcclb.com
727-536-4720

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PROPOSAL

Submitted To: Mainland's 4 **Date:** September 23, 2026
Work to be performed at: 9950 Mainland Boulevard E
Point(s) of Contact: Joe Polkowski | Office # 727)573-5670 | joe@themainlands.com |

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications and with engineering plans and permits if needed.

MODIFICATION TO REPLACE EXISTING POOL EQUIPMENT WITH NEW AQUAWORX UNIT ENGINEERING/CODE REQUIREMENT IN THE EXISITNG LOCATION.

Lower pool water as need and remove existing equipment lid and demo the walls down to deck level and remove part of back wall if needed to install new Filter tank. Remove decking if needed for the electric. Prep excavation for new AQUAWORX AT 350 de filter tank pool DE filter tank with 22 grids @ 4.5SQFT each. Equaling 99 SQFT to exceed the 70 SQFT needed to meet code.

Note: This proposal includes setting well points if needed to dewater the area to install the new filter tank.

Set new AQUAWORX AT- 350 DE filter tank and backfill and compact in existing vault around new filter tank. Plumb existing pool main, gutter, and recirculation suction and the pre-coat. Stub up all the pool piping as needed and finish backfilling and compacting. Frame out new 5x11 equipment pad around all the pool piping and new filter tank and pour 7.5 – inch concrete pad. Set new Pentair 5HP variable speed pump for pool recirculation when programmed it will be very energy efficient and save on energy cost. Install new Whisper Flow 1 HP pool vacuum pump.

Install new Pentair SEP 100 DE pool separation tank. Install new valves, vacuum gauge and flow meter and temperature gauge to meet all code requirements. Install heater bypass and isolation valves and reconnect onto existing heater pipes. Install new 5x11 equipment cabinet and bolt down to new equipment pad. Pin and repour any decking removed. Install boarder paver from existing pavers around new equipment cabinet, these pavers will be a different color and size. We will get something close as we can in color. Reuse existing TPSM820 Chemical Controller and install two new Stenner pumps for pool with all new tubing from equipment to existing chemical tanks.

Refill pool and start up all equipment to ensure proper operation and training of equipment included. Balance Pool water chemistry and program ORP system.

Install new electric equipment panel. Connect all electrical This includes a $ 6200 allowance for electrical work required for new unit.

NOTE: *The electrical allowance may be exceeded if extensive electrical work is required due to existing service not meeting requirements or may need to be replaced due to condition of electrical equipment. This can result in extra costs.*

Project Total $ 97,852.00

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ACCEPTANCE OF CONTRACT
TERMS AND CONDITIONS

Submitted To: Mainland's 4 **Date:** September 23, 2026

Pool equipment same location

1.Payment schedule as follows:

10% due upon signing, we will send an invoice *To order filter tank and cabinet and equipment*	$ 9,785.20
40% due 60 days prior to start date	$ 39,140.80
40% due upon tanks set in ground	$ 39,140.80
10% due within 7 days of completion	$ 9,785.20

2. Balance to be paid in full upon satisfactory completion of work.
3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

   Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.
5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.
6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____Date_____

Signature _____Date_____

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WARRANTYS FOR UP COMING PROJECT

- AQUAWORX AT 350 pool filter tank and cabinet comes with a **1-year manufactures warranty.**
- New Pentair 1HP pool vacuum pump comes with a **1-year manufactures warranty.**
- New Pentair 5HP pool variable speed Pump comes with a **2-year manufactures warranty.**
- New Stenner chemical pumps for pool comes with **1 Year Manufacturer Warranty.**
- The Pool Works of Florida has a **5-Year Workmanship Warranty**.



5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

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New equipment will look similar as first picture



OTHER PROJECTS









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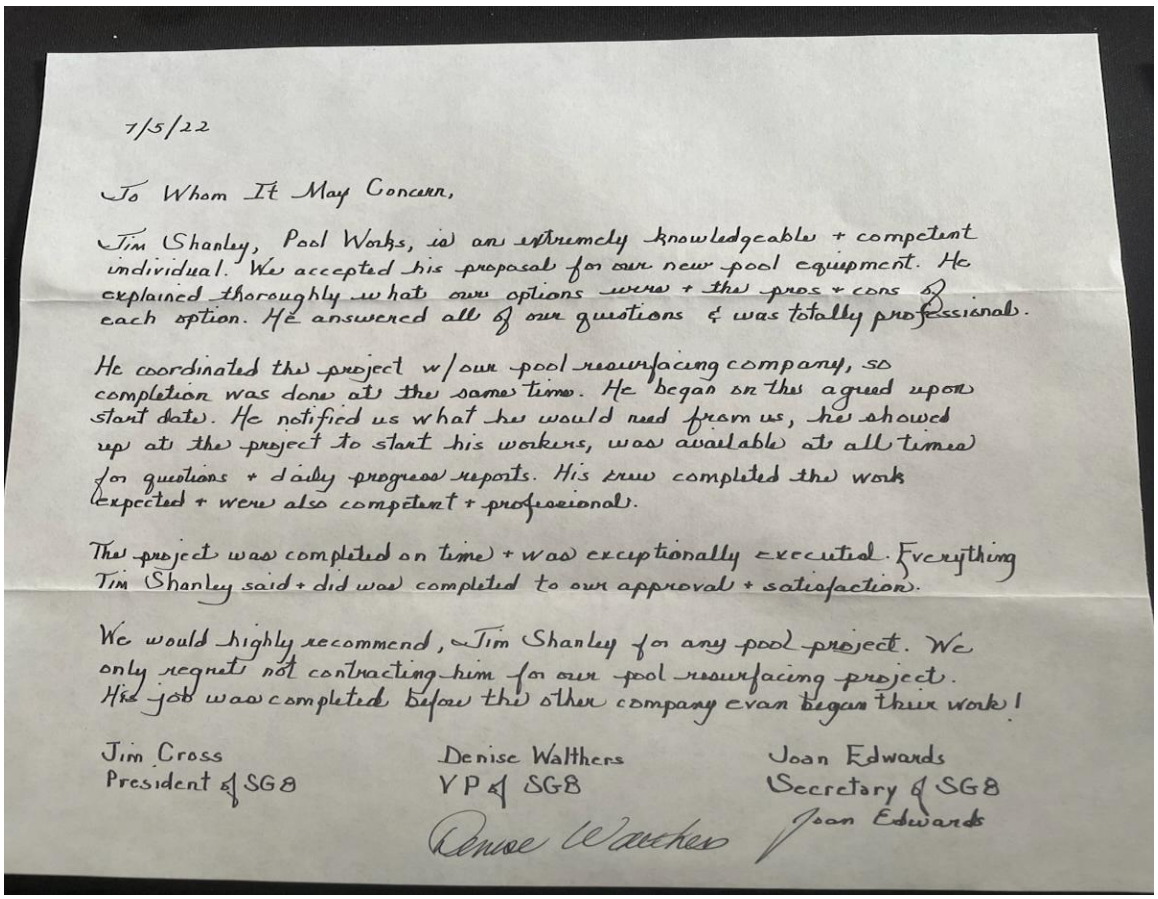
REFERENCES

South Garden 6&8
Joan Edwards 715-817-2291 jbedwards53@gmail.com

Waters Edge IV
11485 Oakhurst Road Largo FL, 33774
Point of Contact: Jackie Jamison 607-382-3128 | jackijamison9@gmail.com |

Seven Oaks CDD
Sports Core Circle | Wesley Chapel 33544
Point of Contact: John Gentilella **maintenance@sevenoakscdd.com**
Theresa Flores 813-907-7987 Ext 104 | clubhousemanager@sevenoakscdd.com

Submitted To: The Groves CDD
Work to be performed at: 7924 Melogold Circle Land O Lakes, FL 34637
Point of Contact: Wendi Mcann 656-223-7658 **wendi.mcann@infraMark.com**



7/5/22

To Whom It May Concern,

Jim Shanley, Pool Works, is an extremely knowledgeable + competent individual. We accepted his proposal for our new pool equipment. He explained thoroughly what our options were + the pros + cons of each option. He answered all of our questions & was totally professional.

He coordinated the project w/our pool resurfacing company, so completion was done at the same time. He began on the agreed upon start date. He notified us what he would need from us, he showed up at the project to start his workers, was available at all times for questions + daily progress reports. His crew completed the work expected + were also competent + professional.

The project was completed on time + was exceptionally executed. Everything Tim Shanley said + did was completed to our approval + satisfaction.

We would highly recommend, Jim Shanley for any pool project. We only regret not contracting him for our pool resurfacing project. His job was completed before the other company even began their work!

Jim Cross
President of SG8

Denise Walthers
VP of SG8
Denise Walthers

Joan Edwards
Secretary of SG8
Joan Edwards

State of Florida Pool Contractor, License # CPC1457968

Recommendation for The Pool Works of Florida
Complete Renovation for The Groves CDD – Pool and Spa

25 February 2026

The Pool Works of Florida

To: Don Ball and Dawn Shanley

I am delighted to provide this letter of recommendation and sincere appreciation to The Pool Works of Florida, which has consistently demonstrated its construction and technical expertise during a near-total commercial pool and spa renovation. Your firm's professionalism, dedication, and outstanding problem-solving skills were invaluable to Martin Aquatic and to the Client as you painstakingly disassembled and completed/incorporated the numerous renovations based upon our engineering design documents and technical specifications.

Throughout their time at The Groves, The Pool Works has shown remarkable initiative, leadership, and a strong ability to handle complex commercial pool renovation projects with efficiency and professionalism.

While we had an early confidence and high hopes in The Pool Works' ability and expertise to remove and rebuild the entire pool equipment and pool chemical systems, as well as remove the old pool plaster and tile finishes from the pool and spa interior surfaces, provide a total reconstruction of the finishes, as well as the reinstallation of new mechanical, heating, and chemical systems for the Pool and Spa. The Pool Works of Florida certainly illustrated its exceptional communication skills, ability to adapt to evolving challenges, and commitment to exceeding expectations.

The Pool Works of Florida brought to this project a team of tremendously talented pool constructors as they demolished and rebuilt all of the various sub-systems on the old pool and spa. The entire Pool Works of Florida team fostered a positive team environment, as they delivered numerous creative solutions to every problem that was encountered, making them a tremendous asset to The Groves CDD.

For any potential Client or Owner who is looking for and seeking a motivated, talented, team-oriented, very qualified commercial Pool Contractor, I strongly recommend The Pool Works of Florida.

Please reach out if you need additional information.

Martin Aquatic

Ken Martin, Founding Principal

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The Groves CDD









Words can hardly capture the gratitude we feel for the Pool works team – Don, Tim, Dawn, Sandy, and their exceptional crew. They poured their hearts into our massive pool and equipment yard renovation, transforming it with unmatched professionalism and care. Their tireless communication, patience with countless questions, and willingness to attend CDD meetings to address community concerns made all the difference. The result is a testament to their meticulous attention to detail. Even after completion, they have gone above and beyond, creating training videos, and answering calls with the same dedication.

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Wendi McAnn | CMS | District Manager/Clubhouse Manager
Cell Phone 656.223.

The Pool Works was fantastic to work with. Project Date Jan-Feb 2025
During my time as President of my condominium association, my community hired The Pool Works to replace the mechanical equipment at both of our community pools. Our existing equipment was over 45 years old and was in extreme disrepair.

I was very impressed by their knowledge and professionalism which began with a detailed, comprehensive proposal and an in-person presentation by Tim Shanley, their long time Service Manager. Tim provided us with a thorough assessment of our existing equipment and the benefits we would get from replacement in terms of aesthetics and overall operational efficiency. Based on his recommendation at the time, we also elected to install in-ground chemical tanks which added to our overall improvements. He patiently answered all our questions and made sure we all were confident in our decision to move forward.

From the time our contract was signed through completion of the work, Tim stayed in touch with us and kept us informed every step of the way. Pricing was fair and competitive. Work was started and completed timely and as promised. Jacob and Dillon took great care in keeping the work area clean and organized and provided meticulous workmanship.
I highly recommend The Pool Works and would not hesitate to hire them again!

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Penni Morris 954-829-1022
Homeowner
Treasure Island, Florida



The Pool Works

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commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.



Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.

repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- ***Variable Speed Pumps*** Save up to 90%
- ***LED Pool & Spa Lighting*** reduces energy consumption up to 89%
- ***Heating*** - Air Source Heat Pumps can save you up to 75%
- ***Salt Systems*** save you 75-80% over standard chlorine solutions







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