

PRESIDENT'S MESSAGE

Dear Fellow Unit 4 Mainlander:

In my capacity as President of the Board of Directors, it is my responsibility to prepare a first mailing with information about our annual membership meeting. This information is important so please take the time to read this packet.

On **Thursday, October 22, 2026**, at 9:00 a.m., the *Annual Meeting* of the Association will be at the Mainlands of Tamarac by the Gulf Unit Four Clubhouse, 9950 Mainlands Blvd. E., Pinellas Park, Florida 33782, for the purpose of electing directors, voting on reserves, voting to rollover excess operation funds, and such other amendments and business as may lawfully be conducted. After this “**First Notice**” you will receive a “**Second Notice**” that will specify the agenda and advise of other important information concerning the *Annual Meeting*.

Included in this first mailing is the 2027 PROPOSED Fully Funded and Partially Funded Budgets. (The final budget is voted on at the *Budget Meeting* on **September 3, 2026, at 6:30 p.m.**) There is a great deal of work that goes into creating the budget. The Board of Directors are committed to spending wisely and keeping our assets in good repair to maintain the value of our property.

This packet contains important information that affects every Unit 4 homeowner. It contains:

1. *FIRST NOTICE OF THE DATE OF ANNUAL MEETING.*
 - Our annual meeting will be on **Thursday, October 22, 2026.**
 - The purpose of this meeting is to elect directors, vote on reserves, vote to rollover excess operating funds and vote on proposed changes to our Documents
2. *NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS & CONDOMINIUM ASSOCIATION CANDIDATE CERTIFICATION FORM*
 - Anyone who wants to run for the board needs to complete this form and return it by **September 12, 2026** (by 9 a.m.)
 - Complete instructions are given in the packet
3. *2026 BUDGET MEETING NOTICE*
 - At this meeting on **September 3 at 6:30 p.m.** the BOD will vote on whether or not to accept the proposed budget, which is in this packet.
 - Changes to the proposed budget may be made at the budget meeting.
4. *2027 PROPOSED BUDGETS (Fully Funded and Partially Funded)*

If you have any specific questions, you may contact our office at 727-573-5670.

Respectfully,

Deborah Schnitzler

Deborah Schnitzler
Board President

MAINLANDS OF TAMARAC BY THE GULF
UNIT FOUR ASSOCIATION INC.

Qualifying for the Board of Directors:

- On or before September 12, 2026 (by 9:00 a.m.), you must give written notice, either by mail or in person, to the Association of your intent to run for the Board, addressed to the Association's mailing address:
 - Mainlands of Tamarac by the Gulf, Unit Four Clubhouse
c/o Board of Directors, 9950 Mainlands Blvd. East,
Pinellas Park, Florida 33782.
- The following "Notice of Intent to be a Candidate for the Board of Directors" may be used for that purpose.
- On or before September 17, 2026 (by 9:00 a.m.) you may submit one Information Sheet, this sheet may not exceed one side of an 8½"x 11" sheet of paper and may contain information describing your background, education and qualifications as well as other factors you deem relevant.
- The information sheet and ballots will be mailed to voting members with the **Second Notice of the Annual Meeting**.

Notice of intent to Be a Candidate for the Board of Directors
&
Condominium Association Candidate Certification Form *

I, _____ hereby place my name in nomination as a candidate for the Board of Directors. I (circle one) am/am not enclosing an information sheet about myself. I understand that I am responsible for the accuracy of the information contained in the information sheet.

I certify that I have read and understand, to the best of my ability, the governing documents of Mainlands of Tamarac By The Gulf Unit Four Association Inc. and the provision of Chapter 718 and any applicable rules.

Date: _____ Signature: _____

*Required by Section 718.112(2)(D)2, of Chapter 718 Florida Statutes.

Please note: Under the amended provisions of the condominium Act, you will **NOT** be eligible for board membership if any of the following apply:

- I. In a condominium with more than 10 units if you and a co-owner of you unit would serve on the board at the same time.
- II. You were a director who was suspended or removed by the division and such suspension or removal time period is pending.
- III. You are currently a director, and you are more than 90 days delinquent in the payment of regular assessments.
- IV. You were convicted of a felony in Florida or convicted of an offense in another jurisdiction that would be considered a felony in Florida (unless your civil rights have been restored for a period of no less than five years as of the date of the election); and/or
- V. You are a director charged with a felony theft or embezzlement offense involving the association's funds or property and such criminal charge is pending.

AGENDA

Mainlands of Tamarac by the Gulf Unit Four
Board of Director's Budget Meeting
Clubhouse Four, 9950 Mainlands Blvd.
September 3, 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

Megs Lashley

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:

NEW BUSINESS:

- 2027 Budgets – Motion to Approve the 2027 Fully Funded and Partially Funded Budgets.
- Construction code change- Motion to approve the change to section 9 of the construction code regarding retractable awnings.
- Annual meeting Declaration amendments.
 1. Motion to add to the annual meeting for membership vote to remove driveways from Section 5(a) 4 Private Road and driveways from the declaration of condominium.
 2. Motion to add to the annual meeting for membership vote to add to the declaration of condominium the prohibition against ownership by corporations or other similar entities amendment as worded by association legal counsel.

ANNOUNCEMENTS:

QUESTIONS AND ANSWERS

ADJOURN

MAINLANDS OF TAMARAC BY THE GULF UNIT FOUR ASSOCIATION INC.

Board of Directors' Meeting

September 3, 2026 6:30 p.m.

Unit Four Clubhouse 9950 Mainlands Blvd N, Pinellas Park, FL 33782

Proposed Rule changes

The Proposed changes to Unit Four Rules and Regulations will be presented for consideration at the September 3, 2026 6:30 p.m. board of directors meeting. If approved will take effect immediately.

New language is indicated by **bold and underline**, and deleted language is shown with ~~strikethrough~~.

Section 9: RETRACTABLE PATIO AWNINGS

3. Retractable awnings may be installed over rear patios ~~only~~: **and front walkways of Abby and Baldwin models.**

4. ~~The width and length of the awning may not be wider or longer than the patio. The maximum size is 15' x 20'.~~ **The width and length of the awning over the rear patio may not be wider or longer than the patio with a maximum size of 15'x20'. The front walkway awning may not be longer than 10' across the front of the house and project out from the exterior wall no longer than 8' when fully opened.**

PROPOSED 2027 MAINLANDS UNIT 4 PARTIALLY FUNDED BUDGET

JANUARY 1, 2027 - DECEMBER 31, 2027

OPERATING ACCOUNTS

ACCT #	ITEM	BUDGET 2026	ACTUAL TO JUNE 30,2026	2027 BUDGET		YEARLY CHANGE	MONTHLY PER HOMEOWNER
7110-000	INSURANCE-GENERAL	34,000.00	14,430.00	36,768.00		2,768.00	9.76
7210-000	PROFESSIONAL-LEGAL	3,500.00	1,302.94	3,000.00		-500.00	0.80
7212-001	AUDIT	9,000.00	2,500.00	9,000.00		0.00	2.39
7310-008	TAXES - FEDERAL INCOME	7,000.00	611.01	7,000.00		0.00	1.86
7310-012	PERMIT LICENSE FEE	2,500.00	61.25	2,000.00		-500.00	0.53
7510-000	ADMIN EXPENSES GENERAL OFFICE	6,000.00	1,631.66	5,500.00		-500.00	1.46
7810-000	UNCOLLECTIBLE ASSESSMENTS	1,500.00	0.00	1,500.00		0.00	0.40
8010-000	MASTER ASSOCIATION FEES	112,435.17	56,217.60	115,853.89		3,418.72	30.75
8021-000	SALARIES/PAYROLL EXPENSE	18,000.00	7,837.89	20,000.00		2,000.00	5.31
8110-038	R&M - REC AREA	33,500.00	15,283.39	32,000.00		-1,500.00	8.49
8210-007	GROUNDINGS - LANDSCAPING	153,000.00	67,917.40	153,000.00		0.00	40.61
8710-001	UTILITIES - ELECTRIC	32,000.00	13,163.81	32,000.00		0.00	8.49
8710-004	UTILITIES - ELECTRIC - POOL HEATING	12,000.00	5,007.39	11,000.00		-1,000.00	2.92
8710-005	UTILITIES, TELEPHONE	0.00	0.00	0.00		0.00	0.00
8710-010	UTILITIES - RECLAIMED WATER	23,000.00	14,540.86	30,768.00		7,768.00	8.17
8710-012	UTILITIES - CABLE TV	210,000.00	104,172.96	220,000.00		10,000.00	58.39
8710-022	PINELLAS PARK CITY SERVICE	335,000.00	183,480.54	372,536.00		37,536.00	98.87
	TOTAL	992,435.17	488,158.70	1,051,925.89		59,490.72	279.17

RESERVE ACCOUNTS

ACCT #	ITEM	BUDGET 2026	ACTUAL TO JUNE 30,2026	2027 BUDGET PRE INTEREST	2027 BUDGET POST INTEREST	YEARLY CHANGE	MONTHLY PER HOMEOWNER
3020-000	RESERVE EXPENSE- HOUSE PAINTING	133,217.40	0.00	138,800.00	131,678.61	5,582.60	34.95
3022-000	RESERVE EXPENSE - STREETS	5,000.00	0.00	5,000.00	4,743.47	0.00	1.26
3022-001	RESERVE EXPENSE - WALKS/GUTTERS	3,000.00	1,635.90	2,811.60	2,667.35	-188.40	0.71
3023-000	RESERVE EXPENSE - ROOF, REPAIR/REPLACE	622,334.32	206,365.64	502,464.00	476,684.15	-119,870.32	126.51
3025-001	RESERVE EXPENSE - POOL RESURFACE	3,000.00	0.00	3,000.00	2,846.08	0.00	0.76
3027-000	RESERVE EXPENSE - SEA WALLS	1,000.00	0.00	0.00	0.00	-1,000.00	0.00
3031-000	RESERVE EXPENSE - HOUSE REPAIR/WOOD	30,000.00	27,130.49	39,000.00	36,999.03	9,000.00	9.82
3039-000	RESERVE EXPENSE - RECREATION AREA	13,000.00	3,532.77	115,000.00	109,099.71	102,000.00	28.95
3040-000	RESERVE EXPENSE- - SEWER	8,000.00	0.00	8,000.00	7,589.55	0.00	2.01
3041-000	RESERVE EXPENSE - WATER	20,000.00	3,723.54	17,000.00	16,127.78	-3,000.00	4.28
3046-000	RESERVE EXPENSE - SPRINKLERS/IRRIGATION	27,000.00	14,167.11	29,000.00	27,512.10	2,000.00	7.30
3026-000	RESERVE EXPENSE - SOD	0.00	0.00	5,000.00	4,743.47	5,000.00	1.26
3052-000	RESERVE EXPENSE - STORM DRAINS	9,485.00	8095.99	12,000.00	11,384.32	2,515.00	3.02
3080-000	RESERVE INTEREST	-40,000.00	0.00	-45,000.00			
	TOTAL	835,036.72	264,651.44	877,075.60	832,075.60	2,038.88	220.83
TOTAL OPERATING AND RESERVE EXPENSES		1,827,471.89		1,929,001.49	1,884,001.49		
COST PER HOME OWNER (UNIT)		5,819.97		6,143.32	6,000.00		2027 MONTHLY
	PER MONTH	\$485.00		\$511.94	\$500.00		\$500.00

Increase per month

\$15.00

Percentage increase

3.09%

Mainlands Unit Four
Proposed Fully Funded Budget
January 1, 2027 - December 31, 2027

ACCT #	RESERVE ITEM	ESTIMATED LIFE WHEN NEW	REPAIR/REPLACEMENT COST	BALANCE AS OF 6/30/2026	ESTIMATED LIFE LEFT	ANNUAL FUND
3025-001	POOL REMARCHITE	12	\$41,504.26	\$20,717.84	7	\$5,222.40
3040-000	SEWER SYSTEM	50	\$1,258,836.58	\$127,107.37	12	\$257,918.17
3041-000	WATER SYSTEM	50	\$1,177,246.20	\$42,422.01	12	\$257,081.76
3052-000	STORM DRAINS	1	\$5,627.54	\$80,777.54	1	\$45,120.14
3039-000	RECREATION CENTER	5-40	\$534,276.78	\$134,211.46	1-39	\$105,460.50
3046-000	IRRIGATION SYSTEM	1	\$28,137.72	\$29,247.43	1	\$114,723.40
3020-000	PAINTING	7	\$111,425.37	\$157,218.27	1-7	\$595,291.69
3031-000	HOUSE REPAIR	1	\$25,886.70	\$7,118.85	1	\$116,593.27
3022-000	STREETS	5-25	\$616,719.18	\$275,243.08	2-10	\$144,987.84
3022-001	GUTTERS & WALKS	1	\$51,548.30	\$66,440.03	1	-\$5,182.43
3023-000	ROOF REPAIR & REPLACE	20-25	\$7,481,707.26	\$984,044.27	1-25	\$2,092,414.15
3026-000	SOD	1				
3027-000	SEA WALLS	20	\$70,119.20	\$51,927.17	3	\$7,433.00

TOTAL FULLY FUNDED RESERVES \$3,737,063.89

TOTAL OPERATING BUDGET 1,051,925.89

*PLEASE SEE 2022 RESERVE STUDY FOR EXPANDED SCHEDULE

3% ADDED EACH YEAR FOR INFLATION

TOTAL \$4,788,989.78

FULLY FUNDED MONTHLY FEE PER OWNER \$1,270.96