

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
May 13, 2025

Meeting called to order at 7:00 pm by President, Peggy Bartolotta-Whyte.

Roll Call – Present: Peggy Bartolotta-Whyte, Ron McNutt, Diane Bachman and Patrick Breen
Absent: Mike Terry, Linda Nicks, and Harry Grossman. A quorum was present.

Joe Polkowski, Mainland's Office Manager also present

Proof of Notice of Meeting—Proper notice was given.

Approval of Minutes— Patrick Breen moved for approval of the minutes for March 11, 2025, Board of Directors' Meeting. Motion 2nd by Diane Bachman **Motion passed 4/0**

President's Report—Peggy Bartolotta-Whyte

No report given.

First Vice President's Report – Diane Bachman Reported

Mainlands Spectrum TV Select Package: Now Includes these Community Solution Streaming Networks:

- Spectrum TV Select \$0.00
- Disney+Basic Included
- ViX Premium with Ads - Spanish Network Programs
- Paramount+Essential Included
- Max with Ads Included
- Peacock Premium Included
- AMC+ with Ads Included

Steps to follow:

- Download Apps on your TV's
- Continue by following all steps that appear on your TV screen
- Select Spectrum Provider.
- Log-in with Spectrum email/password when prompted
- Call Spectrum TV for assistance, if needed

Aquagenix- Tigris Company

- Maintenance Lakes Spraying, completed April 5th –both ponds treated for invasive shoreline vegetation

West Shore Lake –known as Retention Pond:

Wildlife Gator Rescue Nuisance – captured, removed the 9-foot gator, Saturday May 3rd in the afternoon. The small gator is still in the lake, please be caution if you're around our lakes, mating season has begun.

Sidewalks Replacements – begins week of May 19th; Birges to follow our phase program as listed:

- Phase 2, residence streets West Side of Mainlands Blvd South
- Phase 3, residence streets begin at 40th Street for Mainlands Blvd. South both sections.
- Phase 1, currently underway with Power-Washing and Painting will be our last section.
- Any phase sections with Storm Drain Panels Marked, those repairs/replacements will happen towards the end of the project.

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- Cones are going to place during the process, do not remove them; the contractor crew will handle the removal process of cones.
- Residents, guests, Contractors must pay attention during the replacements. Do not drive over wet cement panels; doing so will cost us more fees.
- Residents who have panels marked in driveway aprons; will receive parking passes for overnight street parking at your home; alternatively, if residents chose the pass allows overnight parking at clubhouse. All Overnight parking-passes must be displayed in car front window.
- We ask & thank you in advance for being respectful to all of the Birges workers. If you encounter an unforeseen matter, kindly contact the Mgt Office.

Second Vice President's Report—Harry Grossman

No report given.

Treasurer's Report – Patrick Breen reported:

The April financial statement is posted on the bulletin board. Our current surplus is \$3,247,624.71

So far, we have paid The Daily Group, our house painters, \$122,700. of the appropriated \$239,200. Due for the 1st phase this year. While we have paid this \$122,700. Our surplus has only gone down \$86,628.33 We continue to grow even while we have a large cost commitment.

I have reinvested \$250,000. That matured on May 2nd with Morgan Stanley for a 3-year CD at 4.05%

We have 3 more CD's maturing this year 6/6/25 \$250,000. 8/29/25 \$250,000. 9/9/25 \$250,000. I am actively monitoring CD and Treasury rates on bills, notes and bonds. These three investments will be placed as CD's when they mature.

I will be making a motion in new business to hire New Legal Representation, Wetherington Hamilton. This is a full-service firm that can handle all of our needs with 7 attorneys and full staff support, providing our Board free compliance classes every year to fulfill our State requirements. They also provide a news letter keeping the Board up to date on any state law changes that affect our community and Board. The cost is similar.

Secretary Report– Linda Nicks

No report given

At-Large Painting Report_– Mike Terry

No report given

At-Large Lawns Report – Ron McNutt

No report given.

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Old Business:

Diane M. Bachman, 1st Vice President Report

2025 Sewer Inspection & Cleaning: Mainlands Unit 5-6

At our April 7, 2025 joint meeting at Unit 6 Clubhouse; in attendance Unit 5 Peggy Bartolotta Whyte, Diane Bachman; Unit 6 Eileen Clark, Jim Egbert. Mainlands Mgt Joe Polkowski, Association Manager; we reviewed/discussed the proposals estimates from these contractors:

- Shenandoah, estimate \$25, 595.24, detail costs are shown.
- Pipe Restoration, estimate \$19,200, detail costs are shown with truck dump fees for vac-cleaning are TBD
- G.A. Nichols, estimate \$5,400 for High-pressure water-jetting, tractor-video-inspection. A vac cleaning is \$325 per hour, & disposal fees a TBD. Any standby time for any delays that's not of their making fee are \$250.00 per hour
- Blue Works, verbal quote \$23,000 plus range, without a written official estimate details are unknown
- Within New Business I made a motion to accept one of the above contractors.

New Business:

Fining Committee

Motion by Peggy Bartolotta-Whyte to install a fining committee. The new members are Gary Ritzke, Tom Reaves, Rosie Badwal, and Joanne Redman. Motion 2nd by Patrick Breen. **Motion Passed 4/0**

Security Camera

Motion by Peggy Bartolotta-Whyte to install a security camera outside of the bathroom area with Cross Security not to exceed \$700.00 Motion 2nd by Diane Bachman. **Motion passed 4/0**

Clubhouse Projector

Motion by Peggy Bartolotta-Whyte to purchase a new clubhouse projector not to exceed \$700.00 Motion 2nd by Patrick Breen. **Motion passed 4/0**

Fine Homeowner

Motion by Peggy Bartolotta-Whyte to fine the homeowner at 9227 40th Way North, Pinellas Park, FL 33782 \$100 per day starting April 25, 2025, for violating Article XVII.C of the Declaration of Condominium requirement of approval of occupants. Motion 2nd by Diane Bachman. **Motion Passed 4/0**

Motion by Peggy Bartolotta-Whyte to fine the homeowner at 9227 40th Way North, Pinellas Park, FL, 33782 \$100 per day starting April 25, 2025, for violating ArticleXVI.A.2 failure to keep the property clean. Motion 2nd by Patrick Breen. **Motion Passed 4/0**

Harry and Mike phoned in for the next motion.

G.A. Nichols Proposal

Motion by Diane Bachman to accept the G.A. Nichols proposal for a not to exceed cost of \$18,000.

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Motion 2nd by Peggy Bartolotta-Whyte. **Motion Passed 6/0**

Change Associations Attorney

Motion by Patrick Breen to change the Associations Attorney from Anne Hathhorn Legal services to Wetherington Hamilton, P.A. Motion 2nd by Peggy Bartolotta-Whyte. **Motion Passed 4/0**

Homeowner Questions

Adjournment of Meeting:

Motion to Adjourn at 7:43pm by Peggy Bartolotta-Whyte Motion 2nd by Patrick Breen. **Motion Passed 4/0**

Meeting adjourned at 7:43 pm.

Respectfully submitted,

Linda Nicks