

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
September 9, 2025

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

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

Joe Polkowski, Mainland's Office Manager also present.

Proof of Notice of Meeting—Proper notice was given.

Approval of Minutes— Peggy Bartolotta-Whyte moved for approval of the minutes for May 13, 2025, Board of Directors' Meeting. Motion 2nd by Diane Bachman **Motion passed 7/0**

President's Report—Peggy Bartolotta-Whyte

- The trees have been trimmed around the pool and the stick tree removed. The stump has been ground. We are ready for heavy winds.
- We want to support the Social Club, and we will purchase the equipment for the music for the Karaoke machine not to exceed \$500. It will probably be less.
- Engineers are looking at the gate on 40th Street. Hopefully they will figure out the problem.
- We have had to replace the hinge at the gate of the pool. Please try not to throw the gate open. If something breaks at the pool, please call the numbers on the door of the clubhouse. There are 3 of us you can call. We can't fix anything if we don't know about it.
- When we order equipment from Spectrum or any other vendor, please let me or Joe know. This equipment is ordered for a reason. When you know I am looking for a delivery please let me know. Don't put it on the table or in the office.
- Some of our residents have seen people throw their dog poop bags in the sewer drain. This is against Florida law and there is a fine of about \$250. This is part of the problem with some of the beaches being closed for fecal matter. Let us know if you see this and if you have a cell phone take a picture.
- Masters meeting Unit 3 on the 16th 9:30am.
- Please come sign census forms I have them here. We need 80% in the State of Florida to be filled out and signed.

First Vice President's Report – Diane Bachman Reported

Sidewalk- Storm Drains 2025 completed

- 65 sidewalk locations; and 4 storm drain sidewalks \$24,875.00 paid. Old Time Roofing billed \$432.00 for damages they incurred.
- 1st VP manages with management office. I observe other units' contractors' work before presenting bids. Damage areas are legally recorded with included measurements. A legal measurement report w/map are sent for bids. Contractor chosen/approved explains process before commencement.
- (3) days removal damage areas, align, frame for cement pour.
- (2) days of cement pour; when a cement truck reaches end of material, a truck wash happens for the truck to return 2nd day with new cement.

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- Future sidewalk/storm drain replacements
 - It's unacceptable for residents to mark sidewalks, they will be held responsible.
 - It's unacceptable for residents to move contractor cones to any area, new sidewalks or storm drain, it disturbs full procurement process.Sidewalks dry period 3 days, 4-5 days for driveway sidewalks. Storm drains, 30-days, the new cement will sink if all layers do not fully dry

Pool Regulations – Florida Community Pools

- Signage display, we must follow these regulations, otherwise we could be shut down by Florida State.
- Our pool size allows capacity limit for 30-residents, it prevents overcrowding. ensures safety.
- Health Safety measure - even if you shower at home before time, shower before entering pool it removes sweat, other residues, helps to keep the water clean for everyone.
- No Jumping or Diving in any areas shallow or deep ends for Unit 5.
Our community pool was not built, for deep diving or jumping, our pool deep end depth is 6'.6"; Florida state requires 9 feet; for all diving bowl design must meet specific dimensional criteria, including minimum depths, slopes, clearance areas, per Florida Building Code.

Aquagenix – Tigris Company

- Lake Maintenance June, July, August completed, no issues
- Lake Aerators system, May, July checked filters cleaned, no issues

Sewers Sanitary Main Line and Phase 2 Sections

- Our common use sanitary line with unit 6, when video capture began, they found excessive sand/grit sediment in manhole sections. An emergency cleaning of the entire common use line was done to capture video to see if the line had issues.
Video found cracks, at Mainlands Blvd by 40th Way Manhole, 41st Way Manhole by the drips, they found numerous personal cleanse wipes, paper towels. Some areas had (50) cleanse wipes bunched up with paper towels blocking the line.
40th Way N, Phase 2 was cleaned and video to find out why excessive water was flowing under the sanitary sewer line, into the main line. No cracks or damage were found.
- The maintenance office checked storm drain pipes, no issues found. One drain will be checked when the water level goes down on 40th Way N (West side of Blvd).
 - Cleansing wipes, paper towels do not flush, in club house or resident toilets.
 - Paper towels expand, personal cleanse wipes, most pkgs state do not flush. Neither household products disintegrate in any sewer line.
 - Yes, toilet paper is specifically designed to disintegrate in water to prevent clogs in plumbing and sewer systems. Recommend, 1 ply is best, a thicker, ultra-soft, or 3-ply papers are prone to cause clogs by sticking to pipes and overloading sanitary lines in your home and outside your homes
- Our common use sanitary clay pipe is 8" line circumference for entire line. Residence Sanitary lines, 4" circumference clay pipe or PVC connects to 6" Wye PVC Coupling,

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this coupling accommodates 4" and 8" PVC-Clay or PVC Pipe, for our sanitary street lines.

- Sanitary Sewer lines throughout community, homes, and clubhouse collect from showers, sinks, garbage disposals, dishwashers, washing machines, toilets.
- Home Slop sinks, never wash paint down your drain, the paint creates a lining in your homes 4" sanitary line, may reduce 4" circumference sanitary line.
- We had emergency repairs for unit 5/6 main common use sanitary sewer at 40th Way N/Mainlands Blvd connection and 41st way section before the pump station.
- Moving forward; cleaning/video captures of our sanitary sewer side roads, Phase 2 will finish in 2025, Phase 1 in 2026, Phase 3 in 2027 for our side road sewer lines.
- Our Unit 5/6 Common Use sewer line between unit 5/6 will stay at every 4 years in accordance with our agreement.
- Recommendation from Pinellas Park Publix Works, and G.A. Nichols; for our side streets sanitary sewer lines should happen every five years from the year they were checked and cleaned.
 - The 13-year period from 2012 to now for when Pinellas Park Publix Works is too long of a timeframe for our community sanitary sewer line system to clean, vacuum and capture video to see if there are issues for our community.
- Just a friendly reminder, a straight flush beats a full house for our residence and club house sanitary sewer lines, to include our main Common Use Sewer Line to pump station, which we share with Unit 6.

Second Vice President's Report—Harry Grossman

- Please keep your eyes open for anything that needs repair and call me so we can get it fixed.

Treasurer's Report – Patrick Breen reported:

- Updated CD's reinvested since last meeting.
- Reported 2026 Budget is once again balanced and fully funded.
- There will be no fee change in 2026. They will remain the same "A" Homes \$316.27 "B" Homes \$342.59.
- The 2026 Budget does not use any 2026 interest income to be in balance. Our surplus is expected to grow in 2026.
- Our Reserve Painting account has grown substantially and covers all of 2025, 2026, and 2027 cost of \$748.800 as well as the 1st year 2028 of power washing.
- Reserve Sewer accounts are expected to be over \$600,000 to cover the needs for inspection and maintenance process currently.
- Explained and promoted passage by our residents of an amendment to our Bylaws Articles VII Finance section 3 setting guidelines on our finances and surplus investments are handled as outlined in The Florida Condominium Act. The Amendment was read and explained.
- Compliments to the Board members for their hard work and dedication.

Secretary Report– Linda Nicks

- Slow summer no new resident interviews.

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At-Large Painting Report – Mike Terry

- Phase one painting has been completed.
- Phase two will begin February/March 2026. Please start checking your stucco, facia and soffits now to be placed on the list to be repaired if needed.

At-Large Lawns Report – Ron McNutt

- Brown spots, fungus and weeds are looming. Because of the rain we have missed several mowings and because the grass is high the sun can't get down to the fungus and weeds are growing. We can't treat it until it dries.
- Mole Crickets have come in from an outbreak in Unit 6 and from the powerlines. Tri-s can't treat because of the heat. Probably October and 80-degree weather before they can treat for mole crickets.
- Our goal like last year will be no sodding.

Old Business:

- **None at this time.**

New Business:

Clubhouse

- Motion by Peggy Bartolotta-Whyte to have Yutzy Tree service trim all the trees on the clubhouse property, not to exceed \$3,400.00 Motion 2nd by Ron McNutt. **Motion Passed 7/0**

Clubhouse, Pool, and Restroom Access

- Motion by Peggy Bartolotta-Whyte to add to the rules: "You are not allowed to give your clubhouse fob to anyone that is not a Unit 5 resident. If you have quests, they are allowed to use the fob. If these rules are not adhered to, there will be a fine, or the use of the common elements will be suspended." Motion 2nd by Diane Bachman. **Motion passed 7/0**

2026 Fully Funded Budget Mailing

- Motion by Patrick Breen to approve the mailing of the 2026 fully funded budget to the residents for the budget meeting. Motion 2nd by Linda Nicks. **Motion passed 7/0**

Annual Meeting

- Motion by Patrick Breen to add the following item to the annual meeting for resident approval.
 - a) Proposed amendment to the Bylaw Article VII Section 3 (full amendment copy with agenda) Motion 2nd by Peggy Bartolotta-Whyte. **Motion passed 7/0**

Sewers Sanitary Lines Emergency Cleanings, and Repairs

- GA Nichols - Motion by Diane Bachman of Emergency Jet Vac, Cleaning Common Use 8" clay pipe sanitary sewer line for Unit 5/6 for \$10,880.00 Invoice 25-0519#1F. Motion 2nd by Peggy Bartolotta-Whyte. **Motion passed 7/0**

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- GA Nichols – Motion by Diane Bachman for Emergency Common Use 8" clay pipe sanitary main sewer repairs Unit 5/6 Total Fee \$26,425.00 Invoice 25-0627#1F Motion 2nd by Ron McNutt **Motion passed 7/0**
- GA Nichols Sewer – Motion by Diane Bachman for Emergency Sanitary 8" clay sewer pipe cleaning 40th Way N, West side of boulevard for \$3,300.00 Invoice 25-0808#1F Motion 2nd Patrick Breen **Motion passed 7/0**

Sewers – Sanitary Lines Continuation Phase 2

- GA Nichols – Motion by Diane Bachman for high-pressure water jetting, tractor video inspection. Quote \$14,430.00. Stand by time, all delays not caused by GA Nichols the \$250.00 per/hour fee is an add on expense. Motion 2nd Peggy Bartolotta-Whyte **Motion passed 7/0**

Homeowner Questions

Adjournment of Meeting:

Motion to Adjourn by Peggy Bartolotta-Whyte. Motion 2nd by Linda Nicks. **Motion Passed 7/0**

Meeting adjourned at 8:15 pm.

Respectfully submitted,

Linda Nicks