

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
ANNUAL MEETING MINUTES
NOVEMBER 22, 2025

Meeting called to order at 10:30 am by President, Peggy Bartolotta-Whyte.

Roll Call Present: Peggy Bartolotta-Whyte, Diane Bachman, Patrick Breen, Ron McNutt, Linda Nicks

Absent: Harry Grossman, Mike Terry

A quorum was present.

Joe Polkowski, Mainland's Office Manager also present

Proof of Notice of Meeting—Proper notice was given.

Approval of Unapproved Minutes— Peggy Bartolotta-Whyte moved for approval of the unapproved minutes for October 14, 2025, 2nd by Ron McNutt **Motion passed 5/0**

2026 Budget

Motion by Patrick Breen to approve 2026 budget as presented. 2nd Peggy Bartolott-Whyte **Motion passed 5/0**

President's Report—Peggy Bartolotta-Whyte reported:

- Welcome to our Annual meeting
- The Board has worked hard to keep things done and up to date around the clubhouse, pool and shuffleboard area. We will keep working hard at this. Here are a few things that were accomplished:
- Stripping in the parking lot and the golf cart parking and the lighting in the parking lot.
- We tented the Clubhouse to get rid of the resident termites.
- We started getting the sewers inspected which had not been done in a long time.
- We installed heat strips in the AC units since there were not any.
- We have installed a stability bar at the shower at the pool. If anyone who goes to the pool feels we need another one on the other side, let us know and we can have that added.
- We will be working on the floors in the clubhouse soon.
- Painting of homes will start the 1st week of January.
- Our next Board meeting will be January 13, 2026.

First Vice President's Report – Diane Bachman Reported:

- Lakes Maintenance - No issues, from January-October. November–December at end of respective month. Our legal agreement renews automatically January 2026. We need to ensure the lakes and retention ponds are running well.
- Lakes- Aeration System, Sept report, notes running well. In December, filter replacement & system check. Our agreement will renew May 2026; we need to ensure the system runs properly.
- Sidewalks –During 2025 Birges our contractor, did replacements in phase 1, 2, 3. Along with (4) storm drains. Our fees for the project was \$24,875.00. Old Time Roofing, for damages they incurred, was billed \$342.00. All of the Board Members observe ongoing sidewalk parking by residents, their guests, contractors hired, to include third party vendors, delivery vehicles. During 2025-yard sales events, our board observed vehicles fully parked on sidewalks, parked on grass; those violated our legal corporate regulations, its unacceptable. We've documented areas where non-compliance regulations on sidewalks /grass are happening. Our board and Mainlands Mgt **will inspect** those resident areas for damage incurred and report to Mgt office. All residents who participate in Yard/Garage Sales, it is important to place a sign on your property advising buyers

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about no parking on grass/sidewalks within all areas where sale is happening.

Residents Friendly Reminder- Sidewalk all projects

1. Residents should not park, or allow guests, hired contractors/third party to park on community sidewalks.
 2. Residents are not authorized to mark sidewalks for replacements, if we see or discover it happening; those residents will be held responsible.
 3. Residents are not authorized to relocate contractor cones from any area, where an install of sidewalks or storm drain took place; it disturbs the procurement process. Cement Drying: 3 days sidewalks driveway entrance walkways 4-5 days. Storm drains, 30-days, any walking, parking/ drive on to new sewer walkway cement will sink, the layers are not fully drying properly. Storm drains do not have dirt underneath the drain.
 4. No interference with contractor, our contracts; have waiting standby fees if the contractor incurs interference, for which they didn't cause fees will be applied. All residents' concerns, contact Mainlands Mgt. office, board and Mgt will handle the concern.
 5. All unit 5 homeowners/renters are responsible to ensure our regulations are observed in accordance with our corporate legal regulation.
- Fire-Hydrants September 30, 2025, City of Pinellas Park completed an inspection of all hydrants throughout Mainlands annual inspection, for which the city performs for the entire community. While checking unit five hydrants; six inspection worksheets were written noting (5) of (6) were hard to open; (1) hydrant was out of service. Under Joe's guidance, Mainlands crew with difficulty were able to eventually open 5 hydrants; that were hard to open. A special kit may/may not fix the issue, if it does not those five hydrants will be replaced. Our non-working hydrant, we will have to replace this hydrant. Joe of Mainlands Mgt/ Joe is reaching out to contractors, for estimate bids for the fully non-working unit, inquiring about kits to possibly repair the other five hydrants with issues. Once we have our estimate bids, we will share with board members/residents; followed by a motion presentation to repairs or replacements for our unit six (6) hydrants written up by City of Pinellas Park.
 - Sewers Sanitary Mainline Unit 5-6 was completed, happens every (4) years, 2029 is next project. Mainline video inspection showed grease buildup, sand grit, paper towels, cleanse_wipes; result, damages in main shared sewer line. After full line cleaning; three damage_areas (1) Blvd South, (1) 41st Way; (1) lateral connection on 41st Way, these were fixed_with new sewer pipes. Unit 5/Unit 6 in accordance with our joint agreement paid the fees_for repairs. Unit 5/unit 6 residents were advised of results/including ways to avoid future_damages in joint sanitary mainline.
 - Sanitary Sewer Unit 5 – Phase 2 (2025) Inspect/Cleaning Phase 2 took place October 6-7, 2025 side blocks 42nd Lane; 42nd Way, 42nd Street, 41st Way, 41st Street, 40th Way, a video inspection, jet vac cleaning took was done, we_received Florida Jet Vac videos board reviewed them, asking our GA Nichols to review, inquire with Florida Jet Vac on the areas with issues. Upon a follow-up discussion we will determine if immediate repairs should occur or if another video inspection is to happen in 2026 for those issues again.
 - Sanitary Sewer Side-Blocks Inspection-Cleaning Unit 5 Community Beginning with year 2025; moving forward, Community side blocks inspect-cleaning, jet_video capture for side Blocks will take place in five-year increments for each_implemented phase:
Phase 1 calendar year 2026, month/dates TBD, next year 2031.

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Phase 2 calendar year 2025 was done, next year 2030.

Phase 3 calendar year 2027, month/dates TBD, next year 2032. Our 40th Street blocks for all sewer projects are part of phase 3.

During 2026, we will ask our attorney to draft legal language for the Board of Directors five year on-going sewer side-blocks phase plan we are implementing. Once approved, the new corporate legal language to be an addition for our corporate by-laws, for official legal reference/notice for current/future board members to follow. All legal details are to be shared with Board members, and our community residential members.

Residents Friendly Reminder On behalf of our Association Board of Directors

1. Sanitary Sewer lines throughout our community, homes, clubhouse collect from toilets, showers, sinks, garbage disposals, dishwashers, washing machines, toilets.
2. Cleansing wipes, paper towels, are not to be flushed in clubhouse residential toilets, they are not biodegradable.
3. Wet Paper towels expand, cleanse wipes, most packages state do not flush.
4. Neither one disintegrates in residential/commercial sewer lines. They cause extensive jams in sewers and pump station damages; Publix Works advised us; every week they send 10-man crews to clear jammed stations; workers return to facility with 10-20 large buckets of jammed matter.
5. A new pump station, the replacement fee is anywhere from 45K-70K.
6. Yes, toilet paper is specifically designed as bio-degradable to prevent clogs in plumbing/sewer systems.
7. Pinellas Park Public Works, recommends, 1 ply toilet paper. A thicker, ultra-soft, 3-ply papers are prone to cause clogs, stick to pipes overload sanitary lines inside/outside our homes even before reaching street sewer line.
8. Do not pour cooking grease in a sink drain, use paper towels to soak grease-up. An alternative pour grease in a can, toss both in your garbage bag.
9. Alert your guests, cleaning services. Our management office will notify our clubhouse cleaning service; placement of signs will be installed in clubhouse restrooms.
10. Our social club should include legal language in all clubhouse rental agreements for this as well.
11. Slop Sinks – do not dump unused paint down the sink drain, it will reduce a homes 4-inch circumference sanitary line. Allow unused paint to dry out in the can, if you don't plan to save for touch ups. Once dry, drop off your paint cans at Pinellas County Household Hazardous Waste Locations: website follows <https://pinellas.gov/household-hazardous-waste-hhw-program-calendar/>

Second Vice President's Report—Harry Grossman

- No report at this time.

Treasurer's Report – Patrick Breen reported:

- We continually and purposely invest our surplus in keeping our fixed assets in prime condition which avoids breakage, repair and maintenance costs. This keeps our costs low and allows our surplus to grow and benefit us further.
- The entire list of Reserve accounts representing our fixed assets is listed below and is also shown

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on our financial statements. Every reserve account is supported by investment from our cash flow and surplus.

(Painting, Streets, sidewalks and curbs, pool and pool area, landscaping sod, recreation area, clubhouse and outside parking area, sewer, water system, sprinklers/irrigation, storm drains, lakes and banks)

By keeping our fixed assets in great shape with repairs and updates, our costs have gone down, not up. If we continue to maintain our fixed assets in top level condition as they are now, we extend their life.

- I do not see a need for Unit 5 to have an increase in our fees or have an assessment for many years to come.
- We will start in 2026 with over \$3 million dollars in surplus. Our surplus will continue to hover above \$3 million dollars during 2026 and 2027 while we were painting, but our surplus will grow to exceed \$4 million dollars by the end of 2030. This is due to lower costs and higher income in 2028, 29 and 30 since we won't be painting and the sewer issue currently being worked on will be close to resolution.
- Our large surplus protects us from unknown catastrophic losses. It helps pay our bills and avoid rate increases. Interest income is a major contributor to our income and a direct result of our large surplus, and it costs us as residents nothing for this additional income and security.
- This Board is doing a fantastic job setting realistic priorities and controlling costs without sacrificing quality.
- Thank you all for your continued support and involvement.

Secretary's Report –Linda Nicks reported:

- Peggy, Joanne Redman and I are working on the new Interview packet adding and updating current budget and information.
- 25 New Resident interviews were done in 2025.

Director-at-Large Roofs and Painting Report – Mike Terry

- No report at this time
- Peggy stated painting will start in January.

Director-at-Large Lawns Report – Ron McNutt reported:

- Unit 6 is a breeding ground for mole crickets. Unit 6 has revoked their contract with Mathews and does not use Tris. This is not good for us.
- We have had an early heavy amount of rain in March, April and May resulting in yards having fungus and yards not draining properly.
- We do work orders from the main office. When you see something in your yard that is not right, please call Dawn in the office to start a work order to get Tris out and the process started.
- This year 4 yards sodded.

Old Business:

- No Old Business at this time.

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New Business:

Results of the 5 questions on the ballot.

1. Rollover of any surplus funds to next year per IRS Ruling 70-604 to avoid tax liability. **Yes/164 No/0**
2. The removal of the Washingtonian palm trees from the common areas. **Yes/109 No/55**
3. Amendment to Article VII of the By-Laws of Mainlands of Tamarac by the Gulf Unit Five Association, Inc.
Yes/160 No/4
4. Amendment to Article XVII, paragraph C., of the Consolidated Declaration of Mainlands of Tamarac by the Gulf Unit Five Association, Inc. (90-day guest) **Yes/145 No/19**
5. Amendment to Article XVII, paragraph A., of the Consolidated Declaration of Mainlands of Tamarac by the Gulf Unit Five Association, Inc., (background checks) **Yes/139 No/25**

Homeowner Questions

Adjournment of Meeting:

- Motion to adjourn the meeting by Peggy Bartolotta-Whyte 2nd by Diane Bachman **Motion Passed 5/0**

Meeting adjourned at 11:15 am
Respectfully submitted,
Linda Nicks