

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
January 13, 2026

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

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

Absent: Harry Grossman

A quorum was present. Joe Polkowski, Mainland's Office Manager, is also present.

Proof of Notice of Meeting—Proper notice was given.

Approval of Minutes— Peggy Bartolotta-Whyte moved for approval of the minutes for November 22, 2025 Board of Directors' Meeting. Motion 2nd by Diane Bachman **Motion passed 6/0**

President's Report—Peggy Bartolotta-Whyte

- There will be a Masters meeting on January 21, 9:30am at Unit 5.
- Please do not deface the Clubhouse. Someone put a political sticker from 50 years ago in the urinal of the men's bathroom. We could not get it off and had to call Joe to have a worker remove it at a cost to us. We are doing our best to make our Clubhouse look great and updated. Please do not let this happen again.
- We received the quote for the lock on the front door. The quote is \$4, 386.11. I have asked all of us to treat the Clubhouse like your own home. If you are the last one here, please check to see if the front door is locked. Even though we have security at night the door should not be left unlocked. We do not want someone to get hurt while alone working in the Clubhouse. If this continues to happen, we will have to put on the agenda to pay for a lock and we are trying to keep costs down so we can keep our monthly fees as they are. This is up to all of us.
- If anyone has a concern, please call the Board or Joe because discussing in a group does not give anyone the correct information. The Association is responsible for the Clubhouse We have tried to work with everyone and have purchased items that were not our responsibilities (ice machine, oven, projector and AC in the kitchen). We are happy to work with the clubs in our unit. We would like the same consideration.
- The floors will be done on March 25th to the 28th. We cannot walk on the floors for 3 days. Please stay off the areas that have a barrier until the barriers are removed. You can go in the office, library and patio area, but not the blocked area.

First Vice President's Report – Diane Bachman Reported

- Lakes...Maintenance, was December 29, 2025, no issues, all necessary shoreline plants were sprayed
- Aerator System maintenance was December 1, 2025, system is working fine.
- Roadway Street Stop signs – White lines installation at these locations...

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1. Clubhouse Three-way stop, management office to repaint new white lines at each stop sign in this area.
 2. 40th Street, west side, Mainland Blvd South, install a full white line at Stop Sign.
 3. 93rd Terrace - Mainlands Blvd West cross-section, install a full stop white line at Stop sign.
- Sewers – Phase 2
GA Nichols is rechecking the videos; we looked at areas for possible issues in the report; we do not see water sewage flowing in sections listed. We are inquiring with GA Nichols if we should video two blocks again. If they tell us yes, then a second video will happen later in 2026.
 - Sewers – Phase 1
We are getting a proposal from GA Nichols for cleaning/video capturing for phase 1 section: all details to be presented at our March_meeting.

2nd Vice President's Report – Harry Grossman

- All is good with the Clubhouse per Peggy Bartolotta-Whyte
- No report at this time.

Treasurer – Patrick Breen

- Moved 100,000. From Stifel Bank to our Alliance checking accounts to support cashflow needed for upcoming expenses.
- The next \$250/k CD matures 2/9/26 I will reinvest at this time.
- Our surplus continues to grow, but will diminish slightly in January, February and March as we replace fire extinguishers 60/k, paint phase 2 of our homes \$250/k and work on our sewer system (amount unknown). Then our surplus will resume its increasing pattern.

Secretary Report– Linda Nicks

- No report at this time.

At-Large Painting Report – Mike Terry

- 17 painting forms have not been returned.
- Please be kind to our contractors, there has already been an incident where yelling at a worker happened.

At-Large Lawns Report – Ron McNutt

- We are in our dormant period and assessing damage.
- Best way is for residents to let us know early so TRIS can do their treatment. Early detection is key.
- TRIS has been treating on their own when they see a problem. We are watching several situations.
- When yards do not respond we go to Mathews to sod.
- This is not a good time because of sunlight to sod so asking for patience. March will be a good time.

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Old Business:

- None at this time.

New Business:

Diane Bachman, Reported

1. Fire Hydrants

During a 2025 meeting resident Q&A, we briefly mentioned City of Pinellas Parks annual inspection of all fire hydrants throughout Mainlands. For Unit 5, they found six hydrants, five hydrants had opening difficulties, one non-working hydrant.

- 9025 40th Way N. we plan to begin here with this hydrant not working. Kits will not fix five other locations; hydrant replacements are necessary.
- 3944 90th Terrace N.
- 3820 Mainlands Blvd. South
- 9125 42nd Street N.
- 9145 42nd Way N.
- 9223 39th Way N.

During all hydrant replacements, Mainlands Management will have to shut off the potable water lines to the houses. If they can isolate each block for water shut off, we will proceed that way at each location. Otherwise, if they cannot, our entire Unit 5 potable water lines will be shut down during hydrant replacement. The water shut-off timeline is TBD for each fire hydrant replacement location.

G.A. Nichols proposal: Replacement fee of \$61,800.00 for (6) hydrants. This fee does not include any work to paver driveway; these costs are additional, and no permit or engineering is included. Any scope changes will result in additional costs. This proposal does not include Traffic Maintenance, erosion control, or additional sod; those would be extra costs for the project.

Trench Specialties, Inc. proposal: Replacement fee of \$61,054.00 for (6) hydrants. It does not include permit fees, as-built drawings, dewatering (if needed), or repairs to utilities or irrigation that are not clearly marked. Those would be extra costs for the project.

Motion to approve Trench Specialties, Inc. proposal fee of \$61,054.00 for (6) hydrant replacements by Diane Bachman 2nd by Peggy Bartolotta-Whyte **Motion passed 6/0**

Patrick Breen, Reported

1. Insurance

Motion to approve our new insurance policy with Acentria by Patrick Breen 2nd by Peggy Bartolotta-Whyte **Motion passed 6/0**

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Ron McNutt, Reported

1. Sod

Motion to approve a contract to sod another yard with Matthews Lawn Service for \$1,162.90 by Ron McNut 2nd by Linda Nicks **Motion passed 6/0**

Homeowner Questions

Adjournment of Meeting:

Motion to Adjourn by Peggy Bartolotta-Whyte. Motion 2nd by Ron McNut. **Motion Passed 6/0**

Meeting adjourned at 7:35 pm.

Respectfully submitted,

Linda Nicks