

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
March 10, 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, 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 January 13, 2026 Board of Directors' Meeting. Motion 2nd by Linda Nicks **Motion passed 7/0**

President's Report—Peggy Bartolotta-Whyte

- The floor of the Clubhouse is still scheduled for March 25th. As I stated in the Forum Pete and I will do security on those 3 nights from the outside. I have all the keys, and we will check to see that everything is locked up. We have to stay off the floors for 3 days, so please do not walk on them and ruin the new finish.
- Please let the painters do their job. It is not their job to move everyone's stuff. If you are handicapped, I am sure the Daily Group will be glad to help. They know what they are doing, please let them do their job without complaints.

First Vice President's Report – Diane Bachman Reported

Lakes & Aerators

- Maintenance was January 20; February 17, 2026, no issues, all necessary shoreline and other plants were sprayed. Our Annual Contract Auto renewal, fee remains at \$3,600.00.
- Aerator System maintenance, will be March, June, September, December 2026, Annual contract Auto renewal, fee remains \$1,600.00.

Sewers – Phase 1

- Cleaning/video capturing the entire area; New Business project with a contractor approval, our 2026 sewer budget \$586,557 will cover the project.

9122- 41st Way N – Street- Sidewalk Depression

- New Business presenting contractor approval motion, our 2026 Street budget \$400,935.30 will cover the project.

Unit 5 Common Sidewalk Areas –Pressure Wash, and Mildecide 23,000 linear feet

- New business presenting a contractor approval motion. Our Sidewalk budget \$50,265.18 will cover project. We have many areas throughout the unit where residents are falling because of the slick sidewalks. We cannot allow this to continue for residents, guests, contractors, or any

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
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March 10, 2026

person who's looking for a home in unit 5.

Important Legal Details for all proposed new projects

- Infrastructure some are visible, while others are underground, sometimes known as common elements throughout a community.

Our 2007 Declaration of Condominium

- The responsibility of the common recreational property, the condominium property and the association property and restrictions upon the alterations and improvements there on shall be as follows:

For Private Road/ Sidewalks states: The association shall be responsible for maintenance/repair of all private streets and sidewalks located upon the condominium property.

For Sewer System infrastructure it's the responsibility of our association to ensure the community entire sewer system is operating properly.

2025 Florida Statutes 718.113 officially states

Maintenance of the common elements is the responsibility of the association, except for any maintenance responsibility for limited common elements assigned to a unit owner by the declaration. The association shall provide for maintenance, repair, and replacement of the condominium property, for which it bears responsibility pursuant to the declaration of condominium. Maintenance Mandate, Associations, must not allow property to fall in disrepair, which could lead to health/safety hazards or loss of property value.

2nd Vice President's Report – Harry Grossman

- All is good at this time.

Treasurer – Patrick Breen

- Since our last Board of Directors meeting in January, I have purchased two Certificates of Deposit as follows.
 1. A five-year CD for \$250,000. From Goldman Sachs paying 3.9% maturing 2/10/2031.
 2. A three-year CD for \$250,000. From Medalion Bank of Utah paying 3.65% maturing 3/12/2029
- CD rates are coming down, and I am locking in the best rates available for extended periods.
- Our finances are strong and with the exception of large financial commitments upcoming, we continue to live within our means.
- I do have a concern to share with you. In 2026 we have committed to spending \$250,000 on the 2nd phase of washing and painting, 10,693.00 to replace the broken pool pump, \$5,500.00 to polish Clubhouse floors, \$61,054 to replace six fire hydrants, \$19,341 power wash and

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
March 10, 2026

camera scope for the next phase of the sewer system examination. \$6,350.00 to repair and replace concrete sidewalk, curbing and pavement for a depressed area that needs repair due to poor performance by a contractor just 3 years ago. \$10,693 to replace a non-functioning pump for the pool. Our total commitment so far in 2026 is \$355,000. And that does not include the actual repair of any damage to the sewer system the scoping may uncover. This may be a VERY LARGE UNKNOWN. We need to cool our jets for the balance of this year and only spend on top priority needs. Power washing sidewalks for \$13,350. Does not fit into this category. This is not a need.

Secretary Report– Linda Nicks

- 4 New Resident interviews since January 1st.

At-Large Painting Report – Mike Terry

- Phase II painting is going well, apart from a few weather-related delays. The work should be completed by the end of March.
- Some residents stated that they did not receive a 72-hour notice before work began on their homes. I am currently working with Daily Group to address this issue. Unfortunately, some of the notices were blown off after being posted. For Phase III Joe is looking into getting door hangers that can be used along with the other notices to help ensure everyone receives proper notification.
- If you see the painting crew working on your street that is a good indication your home will be coming up soon. So please begin preparing for them.
- As always if you need help moving or covering items, please let me know and I will either assist you or arrange for someone to help.
- Please remember to be kind and courteous to the painters while they are working in your community. If you have any concerns or issues, please contact me.
- For those scheduled for Phase III next year, please look around your home. If you notice any issues with fascia, soffit, or stucco, please call the Mainlands office so they can create a work order and have it inspected.
- The Clubhouse is scheduled to be painted next year following the completion of Phase III.
- In the future anything attached such as a retractable awning please remove and take pictures before and after.
- We might go to signing a Release of Liability in the future.

At-Large Lawns Report – Ron McNutt

- Mother Nature this Fall was good to us. We are seeing the white egrets, so the mole crickets have begun. Hibernation is over and migration has started; weeds are coming. It is time to weed. It is a good time to put down weed killer.
- Tris has already put down treatments. I don't have a date when they will put down the 3-month Mole Cricket treatment. Last year was April.

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
March 10, 2026

- Last year we lost 4 yards. Yards are expensive to sod. Our goal is to have no yards to sod.
- Early detection is key.
- Please call me with any problems.

Old Business:

- None at this time.

New Business:

- **Pool Pump**

Motion for Symbiont Service Corp to replace broken pool pump cost \$10,693.00 by Peggy Bartolotta-Whyte 2nd by Mike Terry **Motion passed 7/0**

- **Old Records**

Motion to destroy records older than December 31, 2018 in compliance with Florida Statute and Federal Law by Peggy Bartolotta-Whyte 2nd by Ron McNutt **Motion passed 7/0**

- **Sewers - Phase 1 Section**

Project Details: Perform a High-pressure jetting cleaning and tractor video of 3,614 LF of exiting 8" clay sanitary sewer line within Unit 5 throughout phase 1, a video/report to be generated for our records.

Motion to approve GA Nichols Sewer project quote for \$19,341.00 by Diane Bachman 2nd by Mike Terry **Motin passed 7/0**

- **Sidewalks**

9122 41st Way N-Street- Sidewalk Depression

GA Nichols Quote \$6,350.00

Trench Specialties Quote \$8,250.00

Project Details:

Sawcut 16 feet of existing depressed sidewalk, curb, asphalt and remove

Look for any signs of leakage underneath area

Backfill area compacting in lifts; Install base material and then lay asphalt

Install base material and then lay new asphalt in street

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
March 10, 2026

Form, pour back in the Miami curb, sidewalk with 3000 PSI concrete

Clean up and haul away all construction materials

Motion to approve GA Nichols, quote \$6,350.00 by Diane Bachman 2nd by Peggy Bartolotta-Whyte **Motion passed 7/0**

- **Common Sidewalk Areas –Pressure Wash, and Mildecide 23,000 linear feet throughout Unit 5.**

The Daily Group, Quote \$13,350.00

Lowes Commercial Pressure Cleaning, Quote \$14,400.00

Project Details –The Daily Group - includes up to 500 square feet of iron removal by using SnowCap Rust Stain Remover: along with pressure wash/Mildecide all unit 5 sidewalks and Miami curbing.

Motion to Approve The Daily Group, quote \$13,350.00 by Diane Bachman 2nd by Mike Terry **Motion passed 5/2 Roll call vote...Peggy Bartolotta-Whyte Yes, Diane Bachman Yes, Harry Grossman Yes, Patrick Breen No, Linda Nicks No, Ron McNutt Yes, Mike Terry Yes**

Homeowner Questions

Adjournment of Meeting:

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

Meeting adjourned at 7:50 pm.

Respectfully submitted,

Linda Nicks