

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
GENERAL MEETING MINUTES
May 12, 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, Ron McNutt, Harry Grossman

Absent: Mike Terry

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— Motion for approval of the minutes for March 10, 2026, Board of Directors' Meeting by Peggy Bartolotta-Whyte 2nd by Linda Nicks **Motion passed 6/0**

President's Report—Peggy Bartolotta-Whyte

- Any new resident or any resident that orders a name badge, they will now be placed in the patio area. You can check for them there.
- You need an alteration request for any work being done on the outside of your home. Please get the alteration form signed before the work is done. It will be a lot more pleasant for you and the alteration committee.
- Please remember when you leave the pool to close the umbrellas and put the chairs back in place. If the wind picks up an umbrella it can fly and hurt someone.
- I would like to thank the Social Club and the Woman's Club for working hard to make all events a success.
- If something important comes up during the summer, we will call a meeting, and everyone will be notified.
- Those who have volunteered to do Security if you can stay 5 or 10 minutes, we can go over what we do. I appreciate everyone who has offered to do this job.
- If you are not set up for Robo calls you will not know what is going on in our community. Please remember to set up your Robo calls so you can be informed when there are things you need to know going on in the Mainlands.

First Vice President's Report – Diane Bachman Reported

Fire Hydrants Project: Unit 5 has 15 hydrants in total; 10 of the 15 have been or are about to be replaced.

Phase 2 May 11-12, 2026

- 9145 42nd Way N – completed 5/11 groundwork done
- 9125 42nd St – hydrant completed 5/12 above groundwork done
- 9025 40th Way N – hydrant completed 5/12, groundwork done

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Phase 3 – Date TBD – 72-hour advance robocall will happen prior

- 3944 90th Terrace
- 3820 Mainlands Blvd South
- 9223 39th Way N

Lakes

- Lakes Maintenance, April 14 no issues, our regular vegetation spraying for both lakes was completed.
- Aerator Maintenance, March 18 system is operating well (1) filter compressor was replaced in South Lake. North Lake operating well, tech recommends compressor filter replacement during June maintenance.

Sewer Line Phase 2

- **42nd Way N**, five-foot section has cracks in multiple places, its weeping groundwater. Note for all residents; please be respectful, kindly do not interrupt contractor during repair if you have concerns contact the Mainlands Mgt Office.
- **41st Street N**, a sewer pipe section is bending, we are not seeing cracks or weeping water in video at this time, we will continue to monitor sewer-line section. We plan to set up a new video inspection next year when we do the Phase 3 sewers project.

Sewers Phase 1 Cleaning/Inspection

- Completion Date April 22nd, it took longer, because (7) sewer lines are behind homes on 93rd Terrace, and one sewer section is in the golf course parking lot.
- We're waiting for report/video to review with GA Nichols. If there are necessary repairs for Phase 1 sewers; an emergency meeting will be called to present a motion for necessary repairs.

2nd Vice President's Report – Harry Grossman

- If anyone sees the pool back speakers are out, please notify the Board. Don't try to fix yourself. Wires were jerked loose; I cleaned and repaired and it seems to be working fine again.
- There was an issue with one pool pump. Joe and his team have taken care of this.
- The refrigerator and freezer in the A room back of the kitchen were frosting on the outside. I checked the seals and all were good. Please be sure to close both doors completely when closing.
- A fan was installed to take the heat out of this room.

Treasurer – Patrick Breen

- Our next CD to mature will be on 6/2/26. I ladder our CDs so their maturity dates range from 2026 through 2031.
- We have (10) CDs at \$250,000.00 each yielding an average interest of 4.135% return.
- As of April, our surplus is \$3,000,205.14.
- We are continuing to invest our fixed assets to maintain their structural integrity. ie the sewer system, fire hydrants, clubhouse, etc.
- I am continuing to monitor our investment options to obtain the highest yield possible with safety and return on our investments our primary objectives.

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- The 2026 approved fully funded budget is posted on the bulletin board.
- Thank you to our excellent Board and this community for your continued support.

Secretary Report– Linda Nicks

- No report at this time.

At-Large Painting Report – Mike Terry

- No report at this time.

At-Large Lawns Report – Ron McNutt

- The mole cricket migration is under way. They will start feeding soon. If you see egrets (5 or 6) in your yard and they return for several days, it's a good indication mole crickets are there.
- When you start to see damage, it is time to report.
- The process is to report to the office, and Tris will treat right away. If this doesn't work, we will then sod after Tris does everything they can.
- If you are a snowbird and are not here or on extended leave, please ask someone to watch your yard or give a neighbor a call.
- I am working with Matthews and Tris to report issues when they see them.

Old Business:

- None at this time.

New Business:

Common Area palms:

Motion to have Stafford tree service cut down and stump grind 4 Washingtonian palms from the clubhouse common area and the common area located behind 9145 41st street. Amount \$2,475.00 by Peggy Bartolotta-Whyte 2nd by Diane Bachman **Motion passed 6/0**

Clubhouse Phone:

Motion to remove the clubhouse phone and cancel the Spectrum phone contract by Peggy Bartolotta-Whyte 2nd by Patrick Breen **Motion passed 6/0**

Rule Changes:

Motion to add the proposed rule change to the rulebook to allow front porches 9 feet from the front door and 16 feet long, not to extend past the sides of the home. This area may not be screened in. A copy of the change was mailed out to the homeowners, and the full language will be attached to the minutes and updated in the Rules and Regulations by Peggy Bartolotta-Whyte 2nd by Ron McNutt **Motion passed 6/0**

Motion to add the proposed rule change to the rulebook that rear patios may extend 10 feet from the outermost wall and may not extend past the sides of the home. This rule will replace the former 240 square feet rule. A copy of the change was mailed out to the homeowners, and the full language will be attached to

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the minutes and updated in the Rules and Regulations by Peggy Bartolotta-Whyte 2nd Diane Bachman **Motion passed 6/0**

Motion to add the proposed rule change to the rulebook to allow side patios 10 feet off of the house and may run from the side door to the rear corner of the house. This area may not be screened in. A copy of the change was mailed out to the homeowners, and the full language will be attached to the minutes and updated in the Rules and Regulations by Peggy Bartolotta-Whyte 2nd by Linda Nicks **Motion passed 6/0**

Motion to allow five-foot walkways around any side of the home. A copy of the change was mailed out to the homeowners, and the full language will be attached to the minutes and updated in the Rules and Regulations by Peggy Bartolotta-Whyte 2nd by Harry Grossman **Motion passed 6/0**

Sewer Repair

Motion to approve GA Nichols Phase 2 - 42nd Way N to repair sewer line pipe that's cracked in multiple places and weeping in groundwater within the 5-foot section. Amount \$8,200.00 by Diane Bachman 2nd Patrick Breen **Motion passed 6/0**

Homeowner Questions

Adjournment of Meeting:

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

Meeting adjourned at 7:45 pm.
Respectfully submitted,
Linda Nicks



Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.

Board of Directors' Meeting

May 12, 2026 7:00 P.M.

Unit Five Clubhouse 4275 Mainlands Blvd. South Pinellas Park, FL 33782

Proposed Rule changes

The Proposed changes to Unit Five Rules and Regulations will be presented for consideration at the May 12, 2026 board of directors meeting. If approved will take effect immediately.

New language is indicated by **bold and underline**, and deleted language is shown with ~~strikethrough~~.

5.3.10 FRONT PORCH/ENTRY

~~Additions and modifications are prohibited on the front of the residence, including the porch/entry.~~ **9 FEET FROM THE DOOR, 16 FEET LONG NOT TO EXTEND PAST THE SIDES OF THE HOME. THIS AREA MAY NOT BE SCREENED IN. IT CAN NOT ENCROACH ON ANY EASEMENT OR CROSS THE PROPERTY LINE. IF ANY UTILITY REPAIR UNDER THE AREA IS REQUIRED THE HOMEOWNER WILL BE RESPONSIBLE FOR REPLACING THE REMOVED AREA.** Existing Front porches may not be screened

6.3 OPEN PATIO

6.3.1 Location, Dimensions, and Materials

~~Dimensions for an open patio may not exceed 240 square feet.~~ **Dimensions for rear patios may extend 10 feet from the outer most wall from the home and not extend past the sides of the home. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.**

Dimensions and locations for side patios a maximum 10 foot off of the house and may run from the side door to the rear corner of the house. this area may not be screened in. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.

When using a concrete pad, it must be at least four inches thick. Other construction materials may be acceptable, such as pavers on a packed sand base. Concrete pads may be surfaced by tiles (terrazzo), stone (river rock), thin pavers, and/or paint or stain.



Mainlands Unit 5

New language is indicated by **bold and underline**, and deleted language is shown with ~~strikethrough~~.

5.3.22 WALKWAYS

Walkways require an approved Exterior Alteration Request. ~~Walkways may extend from the garage side door to the driveway access at the front of the house or from an exterior side door to the rear patio. Walkways shall not exceed five feet in width and must not cross the property line.~~ **Five-foot walkways are permitted around any side of the home. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.**

Walkway material must match the driveway (if joining the driveway) or match the rear patio (if joining the rear patio). All walkway materials must be approved by the BOD regardless of the location. ~~If there are two exterior doors on the garage side the walkway may extend between the two side doors.~~

Because property layouts vary, not all homes can accommodate the same alterations.