Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.

Board of Directors' Meeting
September 8, 2026 7:00 P.M.
Unit Five Clubhouse
4275 Mainlands Blvd. South
Pinellas Park, FL 33782

Minutes

- **Call to Order by Peggy Bartolotta-Whyte at 7:00 p.m.**
- **Roll Call**
  Peggy Bartolotta-Whyte, Diane Bachman, Mike Terry, Harry Grossman, and Ron Mcnutt present. Linda Nicks and Patrick Breen absent.
- **Approval of May 12, 2026 Minutes**
  Motion by Diane Bachman to approve the May 12, 2026 minutes. 2nd by Ron Mcnutt. Passed 5/0

Old Business

Hydrants Replacements – Potable Mainline Failure

- During our fire hydrant replacements; we encountered an emergency repair of isolation valve on our potable mainline, it failed to open after hydrants work was completed at end of day. The valve was replaced in order to complete the loop of potable water lines, allowing for adequate pressure for our community potable mainline. Our Trench Specialties fee of valve replacement was $9,135.00
  Motion by Diane Bachman to have Trench Specialties replace the isolation valve for $9,135.00. 2nd by Peggy Bartolotta-Whyte. Passed 5/0

New Business

Clubhouse

Motion by Peggy Bartolotta-Whyte to purchase for the clubhouse a 7' Black Wolf standard drop pocket pool table with conversion tennis top from Robertson Billiards & Spas, not to exceed $4,500.00 2nd by Diane Bachman. Motion passed 3/2. (Diane, Ron, & Harry yes) (Peggy & Mike no)

Motion by Peggy Bartolotta-Whyte to have Edgars Landscaping at the clubhouse clean and remove dead bushes, install 6 plants, weed barrier, and 4 yards of brown rock. Not to exceed $2,500.00 2nd by Mike Terry. Passed 5/0

Sewer Repair

- Sanitary sewer infrastructure within Phase 1 resident streets were identified. Video inspection/support report confirmed areas for immediate sanitary sewer sections infrastructure work.
- Our board members reviewed video/support report, upon completion board requested Management office to secure dates with GA Nichols due to emergency areas.
- Week of August 24th/31st; GA Nichols removed damage sanitary sewer sections on 42nd Way, 42nd St., 41st St (2 areas) installed new pipe sections/repaired roadways.
- Special Note, we'll continue monitoring with future video inspections to see if changes in Phase 1 for the (7) other sanitary sewer lines have happened as shown in report.
- Our board association must ensure our community sanitary sewer infrastructure operates properly for all residents at times it may require emergency repairs/replacements.

  Motion by Diane Bachman As required, we're presenting GA Nichols motion for approval, due to emergency sanitary sewer infrastructure work fee is $38,005.00. 2nd by Peggy Bartolotta-Whyte. Passed 5/0

Secure Bike Rack

Motion by Mike Terry to purchase a new metal bike rack that provides residents with a secure means of locking their bicycles. The existing concrete bike parking stands do not provide a way to securely lock bikes. The estimated cost of a suitable bike rack is $200–$500. 2nd by Peggy Bartolotta-Whyte. Passed 5/0

Adjournment

Motion to adjourn the meeting at 7:58 p.m. by Peggy Bartolotta-Whyte. 2nd by Harry Grossman. Passed 5/0.

Mainlands Unit 5

1st Vice President, Diane M Bachman Reported Sept 8, 2026

Lakes & Aerators

- Lake Maintenance March, April, May, June. July, August completed; no issues, all necessary shoreline, other plants were sprayed each month.
- Aerator System maintenance, next inspection happens September to ensure they're operating properly, each quarter filters checked/replaced when necessary.

Our Sewer System infrastructure - friendly reminder.

- Home/Clubhouse Toilets, do not flush paper towels, cleansing wipes down them. Be sure your home cleaning service, and your guests are aware.
- Kitchen sink, do not dump used cooking grease in sink drains, it will damage your sanitary sewers, community sanitary sewers in the underground roadways.; causing backups, with other significant damage.
- Garage Slop Sink never flush unused paint in drain it will reduce circumference of all sanitary sewers. Let your paint can dry out, if you don't wish to keep for touch-ups.
- Occasionally your home tub/shower drains; remove drain screen, utilize simple tool from Home Depot or Lowes, remove buildup with tool, pour two cups of vinegar in drain, let it sit a few minutes, follow with hot water flush.
- In 2027, Phase 3 residential sanitary sewers for jet-vac clean, with internal video inspection, we'll obtain quotes and present in 2027. Phase 2, 41st Street, a new video to inspect bent sewer line to look for any changes.

Community Storm Drains and Lakes Drains

- Periodically, management office checks our Storm Drains before rainy season to ensure they're operating properly. Our Drainage between both lakes is checked as well.
- Our Lakes/Retention Ponds, automatic lowering systems checked to ensure it operates properly at all times.
- All of these areas are running as they should.

Our Common Sidewalk/ Curbs – Pressure Wash and Mildecide Project

- We're awaiting start date; once we have confirmation, we will have an advance robocall to notify residents.
- The Daly Group apologizes for the delay; it's due to heavy rain/thunderstorms we're encountering this summer. We appreciate the rain for the drought in our area.