MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION BOARD OF
DIRECTORS' MEETING
ANNUAL MEETING MINUTES
NOVEMBER 14, 2026

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, Harry Grossman
Absent: 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 13, 2026, 2nd by Linda Nicks **Motion passed 6/0**

President's Report—Peggy Bartolotta-Whyte reported:
I would like to acknowledge a few things we have accomplished this year.

- We had lights installed outside so no one has to climb on anything.
- This year we had the floors refinished.
- We had maintenance done on the fire hydrants and sewers in phases.
- Houses were painted and power washed in phases.
- We did aerator maintenance quarterly.
- We had the front of the clubhouse grounds updated. We installed rocks and new plants. Edgar will be trimming for us.
- The clubhouse phone was removed. No one used it and we paid monthly for it.

First Vice President's Report – Diane Bachman Reported:
Recap Repairs for Infrastructure Maintenance

Fire Hydrants - 2026

- City of Pinellas Park conducts annual inspections for all hydrants throughout Mainlands community. In 2026, (6) fire hydrants were replaced. The repairs for malfunctioning water shut-off valves; potable water mainline section were completed. In unit 5 we have (15) fire hydrants, of which 10 have now been replaced.

Sanitary Sewers - 2026
Phase One

- Jet-vac cleaning and video inspections were completed throughout the sanitary sewer system.

In August, GA Nichols performed (4) emergency repair, damage sewer lines removed, new sewer lines were installed for these blocks:
42nd Way N, 42nd Street N, 41st Street N had two sections
In Phase one, we have (7) sanitary sections we'll continue monitor, the video inspection shows the following; there's no street surface visibility for these areas:
Heavy buildup, small hole near the top of sewer pipe, small crack
Minor joint water infiltrations, one with cracks
Future video inspections will happen for the seven sewer sections to see if changes occurred. The

future video inspection date is to be determined.

Phase Two

- In May, an emergency repair for 42nd Way N, west side of Mainlands Blvd. The damage sewer section was replaced new sewer line.
- In 2025, a sewer section for 41st Street N, west side Mainlands Blvd, shows a belly in the line on this block. Video inspection does not indicate pipe breakage. This block sewer section, will be reinspected in 2027 to see whether a change has occurred.

Phase Three

- Final phase, for sanitary sewer inspection to include jet-vac cleaning, video inspection of side street sewers maintenance. GA Nichols will provide an estimate, for which we'll present at the January 2027 Board of Directors meeting.

Lakes (Retention Ponds)

- Contractor Tigris, performs monthly maintenance, with detail inspection reports. The inspection monitors invasive vegetation; approved environmental treatments happen when necessary. Currently our lakes remain clear, are in good condition. Aerator systems, quarterly inspection to ensure proper operation. Filters were replaced as necessary. At this time, there are no reported issues for both lake systems.

Second Vice President's Report—Harry Grossman

- I want to acknowledge and thank everyone. We have some of the best people in place for all that is being done.
- We have added a pool/ping pong table in the office. This can also be converted to a meeting table.

Treasurer's Report – Patrick Breen reported:

- 10/23/26 I wire transferred $50,000 from the Stifel Smart Rate account to our Alliance Assoc. Bank Operations checking account to pay our taxes. Our taxes for 2025 are $27,780.00. We are also now required to make an estimated tax payment per quarter on our taxes for 2026. We just received this information from our auditor. The first three quarters are being paid as follows:

  4/15/26 $6, 945.00
  6/15/26 $6,945.00
  9/15/26 $6,945.00
  Total $20,835.00 + $27,780.00 = $48,615.00
  The last payment for the fourth quarter will be paid 12/15/26 for $6,945.00

- Just a reminder, to sustain our fully funded budget with no increases on our HOA fee into the future, costs will need to be controlled, and our surplus will need to continue to grow to earn more interest income and supplement our budget needs."

  This is my last meeting as a Board member and your Treasurer. Thank you for all your support over these 6 years as your Treasurer.

Secretary's Report –Linda Nicks reported:

- 25 New Resident interviews were done in 2026..

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

- No report at this time

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

- I want to thank the homeowners for early detection. We have had more people report early detection than in past years.
- Thank you to TRIS for their ability to treat properly. We have 1 house that will need sod and 2 others we are getting a quote for.
- Yards in general are looking good.

Board voted on 2027 Budget

Patrick Breen made a motion to approve the 2027 Budget, Peggy Bartolotta-Whyte 2nd **Motion passed 6/0**

Unfinished Business

None at this time.

Resolutions and New Business:

Results of the 3 questions on the ballot.

1. Vote to rollover surplus funds results. **164/Yes 4/No**
2. Vote to add new Article XI.A.2 (c) to the Declaration. **160/Yes 8/No**
3. **Vote to amend Article XII.B of the Declaration. 152/Yes 16/No**

Homeowner Questions

Adjournment of Meeting:

- Motion to adjourn the meeting by Peggy Bartolotta-Whyte 2nd by Diane Bachman **Motion Passed 6/0**

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