



Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.

**Board of Directors' Meeting
September 9, 2025 7:00 P.M.
Unit Five Clubhouse
4275 Mainlands Blvd. South
Pinellas Park, FL 33782**

Agenda

- **Call to Order**
- **Roll Call**
- **Approval of May 13, 2025 Minutes**
- **Reports**
 - **President's Report**
 - **First Vice Presidents Report**
 - **Second Vice President Report**
 - **Treasurer's Report**
 - **Secretary's Report**
 - **Roof/Paint Director Report**
 - **Lawn Director Report**

Old Business

- **None at this time**

New Business

Peggy Bartolotta-Whyte/President

Fob Access

1. Fob access to pool clubhouse and restrooms.

Clubhouse

1. Motion to have Yutzy Tree service trim all the trees on the clubhouse property, not to exceed \$3,400.

Patrick Breen/Treasurer

2026 Fully Funded Budget Mailing

1. Motion to approve the mailing of the 2026 fully funded budget to the residents for the budget meeting.

Annual Meeting

1. Motion to add the following item to the annual meeting for resident approval.
 - a. Proposed amendment to the Bylaw article VII Section 3. (full amendment copy with agenda)

Agenda item motions are subject to change



Mainlands Unit 5

Diane Bachman/1st V. President

Sewers Sanitary Lines Emergency Cleanings, and Repairs

1. GA Nichols – A Motion of Emergency Jet Vac, Cleaning Common Use 8” clay pipe sanitary sewer line for Unit 5/6 for \$10,880.00-Invoice 25-0519#1F

Clean excess sand/grit sediment found during repair process, full cleaning of 2600 Linear feet common use mainline shared between units 5/6 plus a dump fee, breakdown fees:

- Unit 5 fee \$ 5,722.88
- Unit 6 fee \$5,157.12

2. GA Nichols – A Motion Emergency Common Use 8” Clay Pipe Sanitary Main Sewer Repairs Unit 5/6 Total fee \$26,425.00- Invoice 25-0627#1F

Covered, labor, repair equipment, materials, required trench safety box rental for two additional full days of emergency repairs on Mainlands Blvd West at 41st Way N Repair which connects to Pump Station for total of 2600 LF, breakdown fees:

- Unit 5 fee \$13,899.55
- Unit 6 fee \$12,525.45

3. GA Nichols Sewer – A Motion for Emergency Sanitary 8” Clay Sewer Pipe Cleaning 40th Way N, West Side of Blvd for \$3,300.00 – Invoice 25-0808#1F

Jet Vac, Cleaning from connection at Manhole 23 on Mainlands Blvd where deformed pipe, excessive flowing water found. The cleaning, video captured found excess sand/grit sediment in the 40th Way Sanitary Line, 300 LF of existing clay pipe cleaned and video.

Sewers – Sanitary Lines Continuation Phase 2

4. GA Nichols – A Motion High-Pressure water-jetting, tractor video inspection, Quote \$14,430.00, Stand by time, all delays not caused by GA Nichols the \$250.00 per/ hour fee is an add on expense

2,033LF of existing 8” clay sanitary sewer piping, video with a report upon completion of manhole to manhole. Pumping or vacuum service included if it becomes necessary due to excessive sand/grit sediment accumulating in manholes, plus off-site disposal.



Mainlands Unit 5

Phase 2 for continuation of sanitary sewer project includes manhole to manhole for following locations Unit 5 on the west side of Mainlands Blvd.

- 42nd Lane
- 42nd Way N
- 42nd Street
- 41st Street

Homeowner Questions

Adjournment

This is from Yutzy Tree service.

Two laurel oak trees near the northwest corner of the property- Elevate the drip lines, center prune, remove the broken limbs and remove the standard sized dead limbs.

Laurel oak tree near the northeast corner of the property- Elevate the drip line, center prune, remove the broken limbs and remove the standard sized dead limbs.

Laurel oak tree near the southeast corner of the property- Elevate the drip line, center prune, remove the broken limbs and remove the standard sized dead limbs.

Trim the 4 washingtonia palms on this property and cut out the seed pods.

Trim the 2 queen palms on this property and cut out the seed pods.

Trim the 3 date palms on this property and cut out the seed pods.

Trim the 3 triple robellini palms on this property and cut out the seed pods.

The debris will be removed.

General Disclaimer (Specifications and exclusions - not applicable to every job):

If your quote includes deadwooding:

Standard deadwood removal is for completely dead limbs 3" inches in diameter and larger. "Larger deadwood" is completely dead and greater than 4" inches in diameter.

If your quote includes stump grinding:

We can't be responsible for items in the ground.

Grinder can only grind to 5" inches from walkways and 12" inches from structures, walls, fenceposts, etc.. Foundation footer is 12" from wall, so we cannot grind within 17" inches of structures with a foundation. If we are required, and agree, to get closer than this, we cannot be held responsible for incidental damage.

Standard grind 4" - 6" inches below where root flare meets soil. The root flare may connect to the soil well above general grade. And surface grind roots so there is nothing to trip on.

Due to logistical constraints, trees that are to be removed, may not be able to be ground on the same day as service.

\$3,400.00

Mainlands Unit Five
2026 Proposed Budget
January 1, 2026 - December 31, 2026

OPERATING ACCOUNTS		
ACCT#	ITEM	ANNUAL
7110-000	Insurance-General	\$37,771.80
7210-000	Legal & Professional	\$3,980.00
7212-001	Professional-Audit Fees	\$6,300.00
7310-002	Taxes-Corp Annual	\$70.00
7310-003	Taxes-Condo Fee	\$1,152.00
7310-008	Taxes-Federal Income	\$18,000.00
7510-000	Admin Expenses-General	\$2,540.00
8010-000	Master Association Fees	\$95,825.73
8021-000	Salaries / Payroll Expense	\$10,178.00
8110-010	R&M-Clubhouse / Janitorial Labor	\$10,500.00
8110-038	R&M-Rec Area	\$4,000.00
8110-040	Gate Project	\$0.00
8210-001	Grounds-Lawn Service	\$140,286.00
8210-005	Grounds-General Maintenance	\$0.00
8210-009	Grounds-Irrigation Repairs	\$14,095.98
8210-011	Grounds-Lakes/Banks	\$5,200.00
8311-000	Clubhouse Expenses / Interior	\$8,000.00
8312-000	Pool-Service-General/Permits	\$10,000.00
8710-001	Utilities-Electric	\$40,712.02
8710-005	Utilities-Telephone	\$800.00
8710-007	Utilities-Sewer & Water-General	\$306,455.82
8710-010	Utilities-Reclaimed Water	\$27,598.85
8710-012	Utilities-Cable TV	\$194,322.93
8410-000	Home-Woodwork	\$16,671.36
TOTAL OPERATING		\$954,460.49
		\$79,538.37

RESERVE ACCOUNTS							
ACCT #	ITEM	Est. life when new	Est. Repair / Replacement cost	Anticipated Balance	Remaining to be funded	Est. Remaining Life	Fully Funded Annual
9620-000	Reserve-Wash/Paint Homes	6	\$800,000.00	\$685,443.70	\$114,556.30	5	\$0.00
9622-000	Reserve-Streets	25/20	\$585,629.00	\$399,903.70	\$185,725.30	12-17	\$15,933.00
9622-001	Reserve-Curbs/Sidewalks	5-5	\$92,700.00	\$67,953.50	\$24,746.50	5-15	\$14,321.00
9625-001	Reserve-Pool & Pool Area	20-30	\$217,234.00	\$143,093.60	\$74,140.40	8-18	\$5,301.00
9626-000	Reserve Expense-Landscaping Sod	5	\$85,000.00	\$34,874.65	\$50,125.35	3	\$0.00
9639-000	Reserve-Recreation Area	6	\$147,900.00	\$48,876.42	\$99,023.58	5	\$23,973.00
9639-002	Reserve-Clubhouse	12	\$267,893.00	\$150,933.40	\$116,959.60	11	\$6,527.00
9640-000	Reserve-Sewer	12	\$1,014,000.00	\$610,032.80	\$403,967.20	11	\$38,672.00
9641-000	Reserve-Water System	12	\$948,291.00	\$605,981.10	\$342,309.90	11	\$32,203.00
9646-000	Reserve-Sprinklers/Irrigation	1	\$18,000.00	\$67,437.29	-\$49,437.29	1	\$19,200.00
9652-000	Reserve Expense-Storm Drains	11	\$950,000.00	\$403,814.80	\$546,185.20	10	\$57,938.00
9665-000	Reserve-Lakes and Banks	12	\$222,000.00	\$65,092.37	\$156,907.63	11	\$9,463.00
Total			\$5,348,647.00	\$3,283,437.33	\$2,065,209.67		\$223,531.00

TOTAL ANNUAL OPERATING & RESERVE \$1,177,991.49

Lot	A	B,C
Homeowner Monthly Payment	\$316.27	\$342.59

**PROPOSED AMENDMENT TO THE BY-LAWS OF MAINLANDS OF TAMARAC BY
THE GULF UNIT FIVE ASSOCIATION, INC.**

Proposed amendment to ARTICLE VII of the By-Laws of Mainlands of Tamarac by the Gulf Unit Five Association, Inc., to add a new Section 3, to read as follows:

**ARTICLE VII
Finances**

...

Section 3. The Board will follow the following financial management guidelines:

A. Certificates of Deposit ("CDs") backed by the Federal Deposit Insurance Corporation ("FDIC") are acceptable for investment.

B. United States Treasury instruments, a direct obligation of the United States government, are acceptable for investment.

C. CDs and United States Treasury instruments must be "laddered" so they are always maturing to capture future opportunities.

D. Two signatures – the President and Treasurer – are always required on the Stifel account or the Association's current investment account.

E. Signatures must be updated each time a new President and/or Treasurer are elected or appointed.

F. The Association's Property Management will continue to notify the appropriate Board member of pending invoices in that Board member's area of supervision/responsibility.

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY "..."

G.A. Nichols Company

5775 126th Ave. N
Clearwater, FL 33760
Lic# CGCA 17846

Phone# (727) 561-0509
Fax# (727) 561-0511
Karin@ganichols.com

Invoice

25-0808#1F

8/27/2025

Billing:

Mainlands

Project Information:

Mainlands of Tamarac
4270 Mainlands Blvd S
Pinellas Park

Description

RE: The Mainlands – Sanitary Pipe Repair 40th way north

Using a high power jet we will remove debris from the lines
Using a camera we will inspect pipe and provide a video up to 300 feet

The total cost for this work is.....

\$3,300.00

Unit 5
Sewer


Total Amount Due:

\$3,300.00

Thank you for your business.

Payment Due Upon Receipt

Payments/Credits	\$0.00
Balance Due	\$3,300.00

G.A. Nichols Company

5775 126th Ave. N
Clearwater, FL 33760
Lic# CGCA 17846

Phone# (727) 561-0509
Fax# (727) 561-0511
Karin@ganichols.com

Invoice

25-0519#1F

5/29/2025

Billing:

Mainlands
Joe Polkowski

Project Information:

Mainlands of Tamarac
4270 Mainlands Blvd S
Pinellas Park

Description

Mainlands of Tamarac - Jetting & Video

- Proposal assumes that manholes are located in the street. If manholes are located behind units then the proposal would incur an additional 25% increment since the project will take longer due to manual pulling of hoses, nozzles, cameras, cables into yard areas.
- Work to be performed on normal M-F weekday, during normal business hours.
- Traffic control limited to minor cone placement around truck.
- A no charge on site water supply via metered hydrant for fill/refill of jet truck's water tanks.
- No pumping or vacuum removal is included. If this service becomes necessary due to excessive sand/grit accumulating in manholes, then this service is available at additional cost for vacuum truck and off-site disposal.
- Videos and report via download link after completion.
- Standby time at \$250.00 per hours for any delays not of our making.

The cost for this work is.....
Dump Fees

Unit 5 sewer
\$ 5,722.88

\$10,230.00
\$650.00

Total Amount Due:

Unit 6
\$ 5,157.12

\$10,880.00

Thank you for your business.

Payment Due Upon Receipt

Payments/Credits

\$0.00

Balance Due

\$10,880.00

G.A. NICHOLS COMPANY

5775 126th Ave N
CLEARWATER, FL 33760
Lic # CGCA 17846

(727) 561-0509
Fax (727) 561-0511
Ben@ganichols.com

August 28, 2025

Joe
Mainlands – 4270 Mainlands Blvd s
727 573-5670
joe@themainlands.com

RE: High-pressure water-jetting and tractor video-inspection of ~2,033 LF of existing 8" clay sanitary sewer piping (manhole to manhole)

Subject to:

- ☐ Proposal assumes that manholes are located in the street. If manholes are located behind units then the proposal would incur an additional 25% increment since the project will take longer due to manual pulling of hoses, nozzles, cameras, cables into yard areas.
- ☐ Work to be performed on normal M-F weekday, during normal business hours.
- ☐ Traffic control limited to minor cone placement around truck.
- ☐ A no charge on site water supply via metered hydrant for fill/refill of jet truck's water tanks.
- ☐ Pumping or vacuum removal is included. If this service becomes necessary due to excessive sand/grit accumulating in manholes, and off-site disposal.
- ☐ Videos and report via download link after completion.
- ☐ Standby time at \$250.00 per hours for any delays not of our making.

The cost for this work is.....\$ 14,430.00

Conditions:

Payment due upon completion
No permitting or engineering included
Not responsible for any damage to underground utilities
Any change in scope will result in additional cost

Sincerely,

Accepted:

Total \$

Ben Poley
Project Manager

G.A. Nichols Company

5775 126th Ave. N
Clearwater, FL 33760
Lic# CGCA 17846

Phone# (727) 561-0509
Fax# (727) 561-0511
Karin@ganichols.com

Invoice

25-0627#1F

8/28/2025

Billing:

Mainlands

Project Information:

Mainlands of Tamarac
4270 Mainlands Blvd S
Pinellas Park

Description

Per Proposal Dated 6/19/25 The Mainlands - Sanitary Repair Time & Materials

For the following areas:

- SET UP 2 – MH22 TO MH23 - Deformed Pipe at 258.8 LF
- SET UP 5 – MH38 TO MH42 - Cracks visible at .21 LF and 4.8 LF

Additional time and equipment are needed to complete the repairs currently underway. The ground is completely saturated causing the walls of the hole to cave in. For this we must bring in a trench safety box. Negotiating with the box and dealing with the water will add two days to the project Both repairs).

The cost for this will be.....

\$ 10,125.00

SET UP 2 – MH22 TO MH23

Deformed Pipe at 258.8 LF

Sawcut asphalt 6'x4' area

Excavate up to 8' down to the damaged sanitary line

Replace up to 5' of the existing 8" clay line with PVC

Set up nypass sewer flow

Total Amount Due:

Thank you for your business.

Payment Due Upon Receipt

Payments/Credits

Balance Due

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Clearwater, FL 33760
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Fax# (727) 561-0511
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Invoice

25-0627#1F

8/28/2025

Billing:

Mainlands

Project Information:

Mainlands of Tamarac
4270 Mainlands Blvd S
Pinellas Park

Description

Backfill and compact in lifts
Install 6" base material
Replace with Hot SP9.5 asphalt
Haul away construction materials and clean up

SET UP 5 – MH38 TO MH42
Cracks visible at .21 LF and 4.8 LF
Sawcut asphalt 15'x4' area
Excavate up to 8' down to the damaged sanitary line
Replace up to 10' of the existing 8" clay line with PVC
Set up bypass sewer flow
Backfill and compact in lifts
Install 6" base material
Replace with Hot SP9.5 asphalt
Haul away construction materials and clean up
The cost for this work is..... Time & Materials

\$16,300.00

Total Amount Due:

\$26,425.00

Thank you for your business.

Payment Due Upon Receipt

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Payments/Credits	\$0.00
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Balance Due	\$26,425.00
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