



# Mainlands Unit 5

**MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.**

## **Board of Directors' Meeting**

**October 14, 2025 7:00 P.M.**

**Unit Five Clubhouse**

**4275 Mainlands Blvd. South**

**Pinellas Park, FL 33782**

## **Agenda**

- **Call to Order**
- **Roll Call**
- **Approval of September 9, 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:**

#### **Patrick Breen**

##### **1. Annual Meeting:**

Motion to add the following items to the annual meeting for resident vote.

Should the Association rollover and apply any surplus funds that exist in its Operating Account for its fiscal/calendar year ending 12/31/2024, to offset common expenses that will be incurred in the following fiscal/calendar year, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-604?

#### **Peggy Bartolotta-Whyte**

##### **1. Walkways:**

Motion to change the permitted walkway width from 4 feet to 5 feet.

##### **2. Dogs:**

Motion to restrict leash length to 6 feet.

Agenda item motions are subject to change



# Mainlands Unit 5

## **3. Dog Tether Rule**

## **4. Annual Meeting Resident Guests**

Motion to add the following item to the annual meeting for resident vote: to amend the declaration of condominium as worded by the association attorney to clarify that guests are permitted for 90 cumulative days per calendar year after such time they must vacate or be interviewed by the association.

**Linda Nicks**

### **1. Interview/Transfer Fee:**

Motion to change the interview/transfer fee from \$50 to \$100.

### **2. Annual Meeting Background Checks**

Motion to add the following item to the annual meeting for resident vote: to add to the declaration of condominium as worded by the association attorney, permanent residents are subject to approval pending background check.

**Diane Bachman**

### **1. FLAGS & SIGNS: POLITICAL/YARD AND ESTATE SALES/HOME SALES:**

Motion to adopt the following rules regarding flags:

Homeowners are permitted to only display the United States Flag, Country Flags, State Flags, U.S., Military Flags, MIA/POW Flags, First Responder Flags, Sport Team Flags & Seasonal, Observed Holiday, & Ornamental Flags.

Flags must be displayed in a respectful manner following the U.S. Flag Code. This also applies to Banners, Streamers, Pennants and Garden Flags.

Flags must be displayed on a Residential Flagpole (no taller than 20 feet) installed in the ground or on a Wall Mount Flagpole attached to the block wall of the home. Flagpoles must be made of noncorrosive materials and must be installed to comply with building codes.

Flag size not to exceed 4.5 feet x 6 feet. A maximum of two flags may be flown on a Residential Flagpole. When displaying the United States Flag with another flag on a flagpole, the United States Flag must be placed in the top position.

Banners, Streamers, Pennants and Garden Flags can be displayed on a Garden Flag securely planted in the ground and may be no larger than 12" x 18".

### **2. Portable On Demand Storage:**

Motion to change how long pods can be on a driveway from 3 days to 10 days.

Agenda item motions are subject to change



# Mainlands Unit 5

**Harry Grossman**

**1. Annual Meeting Palm Trees**

Motion to add the following item to the annual meeting for resident vote: removal of Washingtonian palm trees from common areas.

**Homeowner Questions**

**Adjournment**