



# Mainlands Unit 5

4275 Mainlands Blvd. S. Pinellas Park, FL 33782

## **SECOND NOTICE OF ANNUAL MEETING AND BUDGET MEETING OF MAINLANDS OF TAMARAC BY THE GULF UNIT NO. 5 ASSOCIATION, INC.**

TO ALL MEMBERS:

On Saturday, November 22, 2025 at 10:30 AM, in Clubhouse 5; 4275 Mainlands Blvd South, Pinellas Park, FL 33782, the Annual Meeting of the Association will be held for the purpose of voting to reduce statutory reserves and conducting the lawful business of the Association. The agenda for the Annual Meeting is:

1. Roll call.
2. Approval of unapproved minutes.
3. Reports of officers and committees.
4. Board vote on 2026 budget.
5. Unfinished business.
6. Original resolutions and new business.
  - a. Vote to rollover surplus funds results.
  - b. Vote to removal of Washingtonian palms from the common areas
  - c. Vote to amend Article VII of the bylaws
  - d. Vote to Amend Article XVII paragraph C of the Declaration
  - e. Vote to Amend Article XVII paragraph A of the Declaration
7. Adjournment.

Thirty-five percent (35%) of the total number of members (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore VERY IMPORTANT that you either attend or provide a Limited Proxy in order to conduct business at this Annual Meeting.

Pursuant to Florida law, an election of the directors of this Association is not required, since the number of candidates was less than or equal to the number of vacancies to be filled. Accordingly, the names of the New Board Members will be announced at the Annual Meeting.



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## VOTING BY LIMITED PROXY

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about PROXIES:

1. A limited proxy is for the purpose of appointing another person to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the unit.
2. The proxy should be submitted to the Association prior to the scheduled time of the meeting. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: 10161 49TH Street North Suite L, Pinellas Park, FL 33782, via email to: admin@themainlands.com, or via facsimile to: 727-573-0876. Or the ballot box at the clubhouse. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It may also be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A Limited Proxy form is enclosed with this notice for your use, if needed.

Please be sure to mail in your proxy, unless you plan to attend the Annual Meeting to cast your votes in person.

**Voting in person at the clubhouse will be available 9:30am – 10:30 am Saturday November 22, 2025. An in-person ballot will be provided at the clubhouse.**  
**Voting will close at 10:30 a.m. November 22, 2025**

Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business -
  - a. Elect Officers
  - b. Appointments
  - c. Sod
  - d. Clubhouse Floors
4. Adjournment



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## Voting Information

Limited Proxy – **BLUE** Form by returning your signed proxy, you are appointing another person, typically the Board Secretary to vote as you have directed. The main purpose of the limited proxy is to let us know that you are “participating” in the annual meeting through proxy allowing us to reach a quorum and your votes to be counted whether you attend the meeting or not, so that we are able to conduct business for Unit 5.

**Question 1.** Do you approve the rollover of any surplus funds to next year per IRS Ruling 70-604 to avoid tax liability?

- Yes, allows the association to rollover any surplus funds to offset the following fiscal year's common expenses to avoid taxation of excess balances pursuant to IRS Revenue Ruling 70-604.
- No, vote could result in taxable Federal penalties.

**Question 2.** Do you approve the removal of the Washingtonian palm trees from the common areas?

- Yes, you want the tall palm trees removed
- No, you want to keep the palm trees

**Question 3.** Proposed amendment to Article VII of the By-Laws of Mainlands of Tamarac by the Gulf Unit Five Association, Inc

- Yes, you approve the amendment to the bylaws
- No, you are not in favor of amending the bylaws

**Question 4.** Proposed amendment to Article XVII, paragraph C., of the Consolidated Declaration of Mainlands of Tamarac by the Gulf Unit Five Association, Inc.

- Yes, you approve the amendment to the Declaration
- No, you are not in favor of amending the Declaration

**Question 5.** Proposed amendment to Article XVII, paragraph A., of the Consolidated Declaration of Mainlands of Tamarac by the Gulf Unit Five Association, Inc.,

- Yes, you approve the amendment to the Declaration
- No, you are not in favor of amending the Declaration

**DO NOT VOTE ON THIS FORM THIS IF FOR INFORMATION. USE THE BLUE LIMITED PROXY FORM OR VOTE IN PERSON AT THE MEETING.**

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**Voting will close at 10:30 a.m. November 22, 2025**

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

| <b>OPERATING ACCOUNTS</b> |                                  |                     |                    |
|---------------------------|----------------------------------|---------------------|--------------------|
| <b>ACCT#</b>              | <b>ITEM</b>                      | <b>ANNUAL</b>       | <b>MONTHLY</b>     |
| 7110-000                  | Insurance-General                | \$37,771.80         | \$3,147.65         |
| 7210-000                  | Legal & Professional             | \$3,980.00          | \$331.67           |
| 7212-001                  | Professional-Audit Fees          | \$6,300.00          | \$525.00           |
| 7310-002                  | Taxes-Corp Annual                | \$70.00             | \$5.83             |
| 7310-003                  | Taxes-Condo Fee                  | \$1,152.00          | \$96.00            |
| 7310-008                  | Taxes-Federal Income             | \$18,000.00         | \$1,500.00         |
| 7510-000                  | Admin Expenses-General           | \$2,540.00          | \$211.67           |
| 8010-000                  | Master Association Fees          | \$95,825.73         | \$7,985.48         |
| 8021-000                  | Salaries / Payroll Expense       | \$10,178.00         | \$848.17           |
| 8110-010                  | R&M-Clubhouse / Janitorial Labor | \$10,500.00         | \$875.00           |
| 8110-038                  | R&M-Rec Area                     | \$4,000.00          | \$333.33           |
| 8110-040                  | Gate Project                     | \$0.00              | \$0.00             |
| 8210-001                  | Grounds-Lawn Service             | \$140,286.00        | \$11,690.50        |
| 8210-005                  | Grounds-General Maintenance      | \$0.00              | \$0.00             |
| 8210-009                  | Grounds-Irrigation Repairs       | \$14,095.98         | \$1,174.67         |
| 8210-011                  | Grounds-Lakes/Banks              | \$5,200.00          | \$433.33           |
| 8311-000                  | Clubhouse Expenses / Interior    | \$8,000.00          | \$666.67           |
| 8312-000                  | Pool-Service-General/Permits     | \$10,000.00         | \$833.33           |
| 8710-001                  | Utilities-Electric               | \$40,712.02         | \$3,392.67         |
| 8710-005                  | Utilities-Telephone              | \$800.00            | \$66.67            |
| 8710-007                  | Utilities-Sewer & Water-General  | \$306,455.82        | \$25,537.99        |
| 8710-010                  | Utilities-Reclaimed Water        | \$27,598.85         | \$2,299.90         |
| 8710-012                  | Utilities-Cable TV               | \$194,322.93        | \$16,193.58        |
| 8410-000                  | Home-Woodwork                    | \$16,671.36         | \$1,389.28         |
| <b>TOTAL OPERATING</b>    |                                  | <b>\$954,460.49</b> | <b>\$79,538.37</b> |

| <b>RESERVE ACCOUNTS</b> |                                 |                               |   |                                |                                   |                                    |                                |
|-------------------------|---------------------------------|-------------------------------|---|--------------------------------|-----------------------------------|------------------------------------|--------------------------------|
| <b>ACCT #</b>           | <b>ITEM</b>                     | <b>Est. life when<br/>new</b> | <b>Est. Repair /<br/>Replacement<br/>cost</b> | <b>Anticipated<br/>Balance</b> | <b>Remaining to<br/>be funded</b> | <b>Est.<br/>Remaining<br/>Life</b> | <b>Fully Funded<br/>Annual</b> |
| 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                     |
| <b>Total</b>            |                                 |                               | <b>\$5,348,647.00</b>                         | <b>\$3,283,437.33</b>          | <b>\$2,065,209.67</b>             |                                    | <b>\$223,531.00</b>            |

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

|                           |                 |                 |
|---------------------------|-----------------|-----------------|
| Lot                       | <b>A</b>        | <b>B,C</b>      |
| Homeowner Monthly Payment | <b>\$316.27</b> | <b>\$342.59</b> |

## LIMITED PROXY

The undersigned, owner(s) or designated voter of MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION, INC. (herein the "Association"), hereby appoints

- \_\_\_\_ a. Linda Nicks, Secretary of the Association, on behalf of the Board of Directors; or  
\_\_\_\_ b. \_\_\_\_\_

as my proxyholder to attend the meeting of the members of MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION, INC., to be held November 22, 2025, at 10:30 a.m., 4275 Mainlands Blvd South, Pinellas Park, FL 33782. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS (You may grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

\_\_\_\_ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (for your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below).

\_\_\_\_ I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as indicated below:

1. Do you approve the rollover of any surplus funds to next year per IRS Ruling 70-604 to avoid tax liability?

\_\_\_\_ YES

\_\_\_\_ NO

2. Do you approve the removal of the Washingtonian palm trees from the common areas?

\_\_\_\_ YES

\_\_\_\_ NO

3. 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:

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.

\_\_\_\_\_ YES

\_\_\_\_\_ NO

4. Proposed amendment to Article XVII, paragraph C., of the Consolidated Declaration of Mainlands of Tamarac by the Gulf Unit Five Association, Inc., to read as follows:

C. NON-PERMANENT OCCUPANTS APPROVAL AND RELATED RESTRICTIONS.

To ensure compliance with Section A of Article XVII above, all non-permanent occupants, regardless of age, race, gender, religious or sexual orientation residing within a Unit more than ~~thirty (30) days~~ and ninety (90) days must vacate the Unit or less are subject to prior be interviewed and approved by for approval of the Association. ...

\_\_\_\_\_ YES

\_\_\_\_\_ NO

5. Proposed amendment to Article XVII, paragraph A., of the Consolidated Declaration of Mainlands of Tamarac by the Gulf Unit Five Association, Inc., to read as follows:

A. SALES AND OTHER CONVEYANCES. ~~At this point in time, t~~ The Association is not requiring requires prior approval of sales or other transfers of title. However, a All sellers are required to notify the Association, in writing, of an intended sale or transfer of title at least thirty (30) days prior to the closing of sale or transfer, and all sellers are responsible for providing purchasers with a copy of the condominium documents and other disclosures required by Florida law. All purchasers and potential permanent occupants of the Unit shall be subject to the approval of the Association. The Association may charge a fee for approval of such purchaser/permanent occupant and may perform a background check. Prior criminal record, including any pleas of no contest, sex offenses and pending criminal charges, which indicates a potential threat to the health, safety or welfare of the community shall be reasons for disapproval of a purchaser or permanent occupant to the Association. Further, sellers are to notify the Association of any sales or other transfers of units. Purchasers must provide the Association with a copy of the deed or other instrument transferring title. All purchasers are required to register with the Association and provide such information as may be required for the records of the Association.

\_\_\_\_\_ YES

\_\_\_\_\_ NO

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY "..."; DELETIONS INDICATED BY "STRIKE THROUGH"**

Unit Address: \_\_\_\_\_, Pinellas Park, FL 33782

Dated: \_\_\_\_\_, 2025

Name of Designated Voter or Owner: \_\_\_\_\_

Signature of Designated Vote or Owner: \_\_\_\_\_

**DO NOT COMPLETE THIS SECTION.** This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Dated: \_\_\_\_\_, 2025

\_\_\_\_\_  
**PROXYHOLDER**

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY

VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.