



# Mainlands Unit 5

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

## **Board of Directors' Meeting**

**March 10, 2026 7:00 P.M.**

**Unit Five Clubhouse**

**4275 Mainlands Blvd. South**

**Pinellas Park, FL 33782**

### **Agenda**

- **Call to Order**
- **Roll Call**
- **Approval of January 13, 2026 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**

- **Pool Pump**

**Motion for Symbiont Service Corp to replace broken pool pump cost \$10,693.00.**

- **Old Records**

**Motion to destroy records older than December 31, 2015 in compliance with Florida Statute and Federal Law**



# Mainlands Unit 5

## Diane Bachman

- Sewers - Phase 1 Section

**Project Details: Perform a High-pressure jetting cleaning and tractor video of 3,614 LF of exiting 8" clay sanitary sewer line within Unit 5 throughout phase 1, a video/report to be generated for our records.**

**Motion to approve GA Nichols Sewer project quote for \$19,341.00.**

- Sidewalks

**9122 41<sup>st</sup> Way N-Street- Sidewalk Depression**

**GA Nichols Quote \$6,350.00**

**Trench Specialties Quote \$8,250.00**

**Project Details:**

**Sawcut 16 feet of existing depressed sidewalk, curb, asphalt and remove**

**Look for any signs of leakage underneath area**

**Backfill area compacting in lifts; Install base material and then lay asphalt**

**Install base material and then lay new asphalt in street**

**Form, pour back in the Miami curb, sidewalk with 3000 PSI concrete**

**Clean up and haul away all construction materials**

**Motion to approve GA Nichols, quote \$6,350.00**

**Common Sidewalk Areas –Pressure Wash, and Mildecide 23,000 linear feet throughout**

**Unit 5.**

**The Daily Group, Quote \$13,350.00**

**Lowes Commercial Pressure Cleaning, Quote \$14,400.00**



# Mainlands Unit 5

**Project Details –The Daily Group - includes up to 500 square feet of iron removal by using SnowCap Rust Stain Remover: along with pressure wash/Mildecide all unit 5 sidewalks and Miami curbing.**

**Motion to Approve The Daily Group, quote \$13,350.00**

**Homeowner Questions**

**Adjournment**

# Symbiont Service Corp.

**Go Green • Go GeoThermal**

4372 North Access Road, Englewood, Florida 34224  
941.474.9306 • 800.881.4328 • Fax 941.473.9306  
GeoThermalFlorida.com • Info@SymbiontService.com

**Pool Heating • Air Conditioning**

*"One Company, One Call, Complete Comfort!"*



# POOL/SPA HEATING/COOLING PROPOSAL

Lic #: CAC035549 • EC0002946  
CBC1258380 • CPC1456477

Proposal Submitted To:

**Mainlands of Tamarac By The Gulf - Unit 5**  
10161 49th Street North  
Pinellas Park, Florida 33782

Job Name:

Date: **February 25, 2026**

**Mainlands of Tamarac - Unit #5**  
4275 Mainlands Boulevard  
Pinellas Park, Florida 33782

We hereby submit specifications and estimates for:

## Replace PHH090 with new Symbiont Pool Heater:

1 Symbiont Model PH090ARGSWPN GeoThermal Pool Heat/Cool Unit  
Includes titanium condenser and evaporator heat exchangers

Source Water: From existing wells, pump & piping, if adequate

Customer responsible for all outstanding  
invoices and fence panel removal for this installation

Electric: Wire from existing panel & breaker, if adequate

Complete\* installation

\* Local permits additional as required.

	\$	11,247.00
Customer Loyalty Adjustment	\$	(554.00)
	\$	<u>10,693.00</u>

*Option: Install new PoolSync WiFi Controller for pool system ... Add \$800.00*

*Customer responsible for ensuring unrestricted internet access with a sufficient wifi signal (2.4 ghz) at units.*

*If PoolSync cannot be properly set up and functional, the account will be credited (not to exceed \$250).*

### Manufacturer's Limited Warranty:

One year Symbiont Service Corp. all parts and labor on the installation.

Five year manufacturer's labor on the new Symbiont unit.

Seven year manufacturer's all parts only on the new Symbiont unit.

Lifetime parts on titanium tube portion of the condenser and evaporator heat exchangers in new unit.

*Not responsible for any damage to private or public unmarked underground lines, or repairs of landscape, painted or finished surfaces. All work done to code. All current discounts and promotions have been applied.*

The labor, material and equipment required for this job will be furnished by Symbiont Service Corporation ("Symbiont") for a total of:

**Ten thousand six hundred ninety-three dollars and no/100 ----- \$10,693.00**

**\$3,208.00 Deposit With Order - Monthly Progressive Billing**

Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price based on time and materials pricing. Symbiont Service maintains all required insurances, certificates are available upon request. This contract consists of this proposal as well as the terms and conditions, all documents and exhibits referenced therein and the Limited Workmanship Warranty, all of which are hereby incorporated by reference. This proposal will be subject to withdrawal if not accepted within 30 days. Please make checks payable to "Symbiont Service Corporation".

**I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS AND EXHIBITS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.**

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted. Symbiont is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer: \_\_\_\_\_  
(print name)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Respectfully submitted,**

**SYMBIONT SERVICE CORPORATION**

By: Patrick M. Mouse

## TERMS AND CONDITIONS

1. This proposal is subject to change without notice and is automatically withdrawn on the 30<sup>th</sup> day following its date of issue if not accepted in writing and a copy of this proposal returned to **Symbiont Service Corporation** ("Contractor"). If Customer cancels the Agreement prior to the start of work, Customer shall be liable for 10% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. Customer and Contractor agree that this amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or cancel this Agreement prior to the start of the work to be performed in the event the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days and (c) singular words include plural and vice versa. Customer shall allow Contractor to post its sign and advertise at the project location during construction.
2. Customer agrees to provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Contractor is not liable and Customer is solely liable for work installed by any person other than Contractor, unless otherwise specified by Contractor in this Agreement.
3. Contractor will not perform service, warranty and/or punch list work if Customer fails to timely pay Contractor, and Contractor may cease all work or terminate the Agreement if Customer fails to timely pay Contractor. Contractor customarily requires a deposit of 30% upon acceptance of the proposal. Customer agrees to pay interest of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices.
4. **Materials Price Increase:** When the price for any item of materials to be used on the Project increases five percent (5%) or more between Contract signing and materials purchase, Customer shall pay to Contractor, on request, all sums by which the cost to Contractor for any materials item has increased beyond 5%, as demonstrated by Contractor. This includes but is not limited to price increases in metal and PVC, materials, fuel, manufactured products and equipment.
5. Should concealed or unknown conditions be at variance with conditions indicated in the description of the work to be performed from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, the Agreement price shall be equitably adjusted upon notice thereof from the Contractor to the Customer. Contractor will submit written documentation of the increased charges to the Customer.
6. In the event that Federal, state, county, or municipal codes, regulations or permitting authorities require work not expressly set forth in this Agreement or differ materially from that generally recognized as inherent in work provided for in this Agreement, Customer shall pay for all extra costs incurred by Contractor in addition to the contract price.
7. Contractor is not responsible for any damage to private or public unmarked underground lines, or repairs of landscape, painted or finished surfaces.
8. This Agreement shall be governed by the laws of the State of Florida. Venue of any dispute arising out of this Agreement shall be in the county where the work is being performed unless the parties hereto mutually agree otherwise. Should Contractor employ an attorney to institute litigation or arbitration to enforce any of the provisions hereof, to protect its interest in any matter arising out of or related to this Agreement, the Prevailing Party shall be entitled to recover all of its attorney's fees, costs and expenses incurred therein, including attorney's fees, costs, and expenses incurred at mediation, administrative, appellate or bankruptcy proceedings.
9. **WAIVER OF JURY TRIAL. THE PARTIES KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**
10. Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties provided by Contractor shall be deemed null and void if Customer fails to adhere to the payment terms. All warranties are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory.
11. **Contractor makes no warranty of the cost-savings or efficiency of any of its systems. Customer understands that any cost-savings or efficiency effect of geothermal pool heating and air conditioning is dependent on multiple factors that are not within Contractor's control.**
12. In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, or indirect damages, including loss of use, loss of profits, or actions by third parties.
13. Unless otherwise specified, there is no specific completion date. However, Contractor will perform the work hereunder within a reasonable time and in a workmanlike manner. Contractor shall not be liable for any damages, and Customer waives all damages associated with delays in the completion of the work due to permitting or inspection issues, delays in obtaining materials or the transportation of materials, or delays caused by Customer or any person other than Contractor. Payment to Contractor is an absolute and independent obligation, and Customer shall not withhold any part of the Agreement amount for which payment is due under the Agreement as retainage or on account of alleged charge backs or set offs unless previously authorized by Contractor in writing. The total Agreement price, including the charges for changes/extras, shall be payable to Contractor in accordance with the agreed upon terms.
14. Contractor shall not be liable for any damage, whether actual or consequential, or claim arising out of or relating to Acts of God, accidents, civil disturbances, fires, weather conditions, strikes, war or other causes beyond Contractor's reasonable control. It is understood that the Customer maintains all necessary insurances for the property.
15. It is Customer's duty to notify Contractor in writing within 7 days of the occurrence of any claim, defect, default or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims. Upon notification, Customer shall provide Contractor with a reasonable time of not less than 10 business days to cure or correct the Occurrence before terminating the Agreement, hiring a replacement contractor or taking any adverse or legal action against Contractor. Under this agreement, notice is proper if served on an officer of Symbiont and an officer of Customer or Customer individually.
16. The actual start-up and balance of the equipment will be completed upon satisfactorily passing all permitting inspections and completion of electrical supply provided by the power company. **Your final payment is due the day of equipment start-up.** Any additional charges for permits may be billed to you separately.
17. Within a week of completion and start-up a Symbiont Service representative will perform a walk-through inspection with your Management and/or Maintenance staff to verify that your new System is in working order, and to answer any questions or concerns that you may have. If needed, we will also create a punch list of items needing correction which will be signed by the parties and will include an estimated completion date for each item. The existence of a punch list does not and shall not constitute a basis for delaying any payment including final payment if all other conditions for final payment have been satisfied. Customer acknowledges that the punch list is to include only those items that are required pursuant to the contract, but which have yet to be completed at the time of the walk-through inspection. Only one punch list shall be prepared for the Project. Extra or additional work that is outside the terms of the written contract will not be considered punch list items.
18. Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Limited Workmanship Warranty" and "Statutory Warnings." Customer acknowledges that it has read/agreed to all incorporated documents and exhibits.

Customer Initials: \_\_\_\_\_

Contractor Initials:   P.M.

# The Daily Group, Inc.

A WATERPROOFING AND PAINTING COMPANY

712 ANCLOTE ROAD, SUITE B

TARPON SPRINGS, FLORIDA 34689

PHONE: (727) 726-0233 • FAX: (727) 726-9463

www.dailygroup.com

February 26, 2026

Board of Directors @ Mainlands of Tamarac Unit 5  
C/o: Mr. Joe Polkowski, LCAM  
10161 49<sup>th</sup> St. N Suite L  
Pinellas Park, FL 33782

Phone: 727-573-5670

**REFERENCE: COMMON AREA SIDEWALKS**

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Dear Mr. Polkowski:

PLEASE ACCEPT THIS AS OUR PROPOSAL TO PROPERLY PERFORM THE WORK AS OUTLINED BELOW:

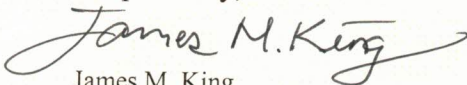
**DESCRIPTION OF WORK:** Pressure clean and mildecide 23,000 linear feet of designated common area sidewalks throughout Unit 5 to include all adjacent Miami curbing. Price to include up to 500 square feet of iron/rust removal using SNOWCAP.

**TOTAL BID: \$13,350.00\***

\*This price includes all labor, material and equipment.

**SPECIAL NOTE:** Association to provided designated water source upon request.

Respectfully,



James M. King  
President

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

# G.A. NICHOLS COMPANY

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

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

October 29, 2025

Joe  
Mainlands – 9122 41<sup>st</sup> Way N  
727 573-5670  
joe@themainlands.com

RE: Depression restoration

We will do the following work:

- Call in locates
- Sawcut 16' of the existing depressed sidewalk, curb, and asphalt and remove
- Look for any signs of leakage
- Backfill area compacting in lifts
- Install base material and then lay asphalt
- Form and pour back curb and sidewalk with 3000 PSI concrete
- Haul away construction materials and clean up

The cost for this work is.....\$ 6350.00

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
- No MOT, erosion control, or additional sod

Sincerely,

Accepted:

Total \$

Ben Poley  
Project Manager

\_\_\_\_\_

# G.A. NICHOLS COMPANY

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

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

February 3, 2026

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

RE: High-pressure water-jetting and tractor video-inspection of ~3614 LF of existing 8" clay sanitary sewer piping (12 manhole to manhole lines)

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.....\$ 19,341.00

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

\_\_\_\_\_