



Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.

**Board of Directors' Meeting
May 12, 2026 7:00 P.M.
Unit Five Clubhouse
4275 Mainlands Blvd. South
Pinellas Park, FL 33782**

Agenda

- **Call to Order**
- **Roll Call**
- **Approval of March 10, 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, President

Common Area palms:

Motion to have Stafford tree service cut down and stump grind 4 Washingtonian palms from the clubhouse common area and the common area located behind 9145 41st street.

Amount \$2,475.00

Clubhouse Phone:

Motion to remove the clubhouse phone and cancel the Spectrum phone contract.

Rule Changes:

Motion to add the proposed rule change to the rulebook to allow front porches 9 feet from the front door and 16 feet long, not to extend past the sides of the home. This area may not be screened in. A copy of the change was mailed out to the homeowners, and the full language will be attached to the minutes and updated in the Rules and Regulations.

Agenda item motions are subject to change



Mainlands Unit 5

Motion to add the proposed rule change to the rulebook that rear patios may extend 10 feet from the outermost wall and may not extend past the sides of the home. This rule will replace the former 240 square feet rule. A copy of the change was mailed out to the homeowners, and the full language will be attached to the minutes and updated in the Rules and Regulations.

Motion to add the proposed rule change to the rulebook to allow side patios 10 feet off of the house and may run from the side door to the rear corner of the house. This area may not be screened in. A copy of the change was mailed out to the homeowners, and the full language will be attached to the minutes and updated in the Rules and Regulations.

Motion to allow five-foot walkways around any side of the home. A copy of the change was mailed out to the homeowners, and the full language will be attached to the minutes and updated in the Rules and Regulations.

Diane, 1st Vice President

Sewer Repair

Motion to approve GA Nichols Phase 2 - 42nd Way N to repair sewer line pipe that's cracked in multiple places and weeping in groundwater within the 5-foot section. Amount \$8,200.00.

Homeowner Questions

Adjournment

ESTIMATE



Prepared For

The Mainlands c/o Joe Polkowski
4275 Mainlands Blvd. S. / 9145 41st St. (Unit 5)
Pinellas Park, Fl
(727) 459-9480

STAFFORD TREE SERVICE

7094 64th St N.
Pinellas Park, Florida 33781
Phone: (727) 546-8786
Email: staffordtreeservice@frontier.com
Web: www.staffordtreesvc.com

Estimate # 2556
Date 04/14/2026
Business / ISA Certified Arborist on Staff
Tax # FL-9764A

Description	Total
4275 Mainlands Blvd S-	\$1,750.00
(3) Washintonian palm removals, grind stumps- \$700, \$500, \$300	
Clean up & haul away all debris (Dump fee)- \$250	
(\$150 discount applied to bottom of proposal for this portion)	
9145 41st St-	\$1,050.00
(1) tall Washintonian palm removal, grind stump (leaning towards the unit) Clean up & haul away all debris	
(\$175 discount applied to bottom of proposal for this portion)	
Subtotal	\$2,800.00
Discount	\$325.00
Total	\$2,475.00

Notes:

If both proposals are excepted and get approved at once (Washintonian palm removals- \$2,475 and Live oak/Rosewood trimming- \$2300) then an additional discount of \$275 will be applied to the grand total. Total of both proposals is \$4,775 (additional discount added \$275) bringing the Grand Total for both proposals to \$4500 (after all discounts).

The following TERMS AND CONDITIONS are a part of the confirmation of work to be completed in this Proposal/Estimate. Stump grinding and excavation can cause damage to underground utilities. Stafford Tree Service will not be responsible for or be held liable for any damage to underground utilities or irrigation such as, but not limited to: irrigation, electrical, water, sewer, cable/internet, etc. Lawn damage: Stafford Tree Service will make reasonable attempts to prevent damage to your lawn. While we always make an effort to prevent such damage, we do not repair damages to lawns. Stumps: Stumps will be cut to within approx. (6) inches of ground level, unless specified otherwise in the description portion of this agreement. Stump removal/grinding is not included in this agreement unless specified in the description portion of this agreement. Stump grinding will include grinding approx. 6-8" below grade, when possible, unless specified otherwise within the agreement. Additional charges will be applied for extensive/deep grinding. 4% convenience fee applies to all credit card transactions.

The homeowner agrees to the above TERMS AND CONDITIONS when contracting Stafford Tree Service to perform work on your property.

Kelly Stafford

The Mainlands c/o Joe Polkowski



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Board of Directors' Meeting

May 12, 2026 7:00 P.M.

Unit Five Clubhouse 4275 Mainlands Blvd. South Pinellas Park, FL 33782

Proposed Rule changes

The Proposed changes to Unit Five Rules and Regulations will be presented for consideration at the May 12, 2026 board of directors meeting. If approved will take effect immediately.

New language is indicated by **bold and underline**, and deleted language is shown with ~~strikethrough~~.

5.3.10 FRONT PORCH/ENTRY

~~Additions and modifications are prohibited on the front of the residence, including the porch/entry.~~ **9 FEET FROM THE DOOR, 16 FEET LONG NOT TO EXTEND PAST THE SIDES OF THE HOME. THIS AREA MAY NOT BE SCREENED IN. IT CAN NOT ENCROACH ON ANY EASEMENT OR CROSS THE PROPERTY LINE. IF ANY UTILITY REPAIR UNDER THE AREA IS REQUIRED THE HOMEOWNER WILL BE RESPONSIBLE FOR REPLACING THE REMOVED AREA.** Existing Front porches may not be screened

6.3 OPEN PATIO

6.3.1 Location, Dimensions, and Materials

~~Dimensions for an open patio may not exceed 240 square feet.~~ **Dimensions for rear patios may extend 10 feet from the outer most wall from the home and not extend past the sides of the home. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.**

Dimensions and locations for side patios a maximum 10 foot off of the house and may run from the side door to the rear corner of the house. this area may not be screened in. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.

When using a concrete pad, it must be at least four inches thick. Other construction materials may be acceptable, such as pavers on a packed sand base. Concrete pads may be surfaced by tiles (terrazzo), stone (river rock), thin pavers, and/or paint or stain.



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5.3.22 WALKWAYS

Walkways require an approved Exterior Alteration Request. ~~Walkways may extend from the garage side door to the driveway access at the front of the house or from an exterior side door to the rear patio. Walkways shall not exceed five feet in width and must not cross the property line.~~ **Five-foot walkways are permitted around any side of the home. it cannot encroach on any easement or cross the property line. if any utility repair under the area is required the homeowner will be responsible for replacing the removed area.**

Walkway material must match the driveway (if joining the driveway) or match the rear patio (if joining the rear patio). All walkway materials must be approved by the BOD regardless of the location. ~~If there are two exterior doors on the garage side the walkway may extend between the two side doors.~~

Because property layouts vary, not all homes can accommodate the same alterations.

G.A. NICHOLS COMPANY

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

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

March 25, 2026

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

RE: **Sanitary Pipe Repair – 42nd Way N**

We will do the following work:

MH7 TO MH19

Cracks visible at: 96.48, 96.56, 96.99, 97.24 LF

- Sawcut asphalt 10x5' 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
- 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..... \$8200.00

MONITOR THIS AREA

MH26 TO MH36

- Weeping at joint at 14.85, 136.71, 140.73 LF
- Belly in line at 233.82 LF (nothing visible on surface)

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 costs

Sincerely,

Accepted:

Total \$8,200.00

Ben Poley
Project Manager
