



Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.

**Board of Directors' Meeting
September 8, 2026 7:00 P.M.
Unit Five Clubhouse
4275 Mainlands Blvd. South
Pinellas Park, FL 33782**

Agenda

- **Call to Order**
- **Roll Call**
- **Approval of May 12, 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

Diane Bachman, First Vice President

Hydrants Replacements – Potable Mainline Failure

- During our fire hydrant replacements; we encountered an emergency repair of isolation valve on our potable mainline, it failed to open after hydrants work was completed at end of day. The valve was replaced in order to complete the loop of potable water lines, allowing for adequate pressure for our community potable mainline. Our Trench Specialties fee of valve replacement was \$9,135.00

New Business

Peggy Bartolota-Whyte, President

Clubhouse

Motion to purchase for the clubhouse a 7' Black Wolf standard drop pocket pool table with conversion tennis top from Robertson Billiards & Spas, not to exceed \$4,500.00

Motion to have Edgars Landscaping at the clubhouse clean and remove dead bushes, install 6 plants, weed barrier, and 4 yards of brown rock. Not to exceed \$2,500.00

Agenda item motions are subject to change



Mainlands Unit 5

Diane Bachman, First Vice President

Sewer Repair

- Sanitary sewer infrastructure within Phase 1 resident streets were identified. Video inspection/support report confirmed areas for immediate sanitary sewer sections infrastructure work.
- Our board members reviewed video/support report, upon completion board requested Management office to secure dates with GA Nichols due to emergency areas.
- Week of August 24th/31st; GA Nichols removed damage sanitary sewer sections on 42nd Way, 42nd St., 41st St (2 areas) installed new pipe sections/repared roadways.
- Special Note, we'll continue monitoring with future video inspections to see if changes in Phase 1 for the (7) other sanitary sewer lines have happened as shown in report.
- **Motion** As required, we're presenting GA Nichols motion for approval, due to emergency sanitary sewer infrastructure work fee is \$38,005.00.
- Our board association must ensure our community sanitary sewer infrastructure operates properly for all residents at times it may require emergency repairs/replacements.

Mike Terry, At Large Painting

Secure Bike Rack

Motion to purchase a new metal bike rack that provides residents with a secure means of locking their bicycles. The existing concrete bike parking stands do not provide a way to securely lock bikes. The estimated cost of a suitable bike rack is \$200–\$500.

Homeowner Questions

Adjournment

1721 N. Franklin St.
Tampa Fl 33602
813-229-2778

DATE	ESTIMATE NO.
7/16/2026	002613

NAME / ADDRESS

PROJECT

[illegible]

Phone #
813-229-2778

321521

Route

CUSTOMER'S ORDER NO.		DATE 9/13/26	
NAME Mrs Peggy			
ADDRESS Clubhouse #5			
CITY, STATE, ZIP			

SOLD BY	CASH	C.O.D.	CHARGE	ON. ACCT.	MDSE. RETD.	PAID OUT

QUAN.	DESCRIPTION	PRICE	AMOUNT
1	Trim Service	2.35	
2	4 YARDS Brown Rock		
3	6 PAINTS		
4	CLEAN and REMOVED BUSH		
5	WEED BARRIER		
6			
7	THANK You		
8			
9			
10			
11	Edgar A. Rocha		
12	(727) 280-7268		
	5001 86th Ave. N		2.35
RECEIVED BY Pinellas Park, FL 33782			

INVOICE

Trench Specialties Inc
2655 Ulmerton Rd PMB 160
Clearwater, FL 33762-3337

administration@trenchspecialties.co
m
+1 (727) 338-8454



Bill to
Mainlands of Tamarac
10161 49th St N
Pinellas Park, FL 33782

Invoice details
Job name/#: 10" Gate valve
Invoice no.: 2025219
Terms: Net 15
Invoice date: 06/23/2026
Due date: 07/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.	03 Excavation	Excavation to locate broken 10" valva	1	\$2,850.00	\$2,850.00
2.	14 Potable water line	Install 10" potable water gate valve	1	\$4,735.00	\$4,735.00
3.	03.1	Backfill and compact excavated area	1	\$1,550.00	\$1,550.00
Total					\$9,135.00

G.A. NICHOLS COMPANY

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

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

July 23, 2026

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

RE: Sanitary Pipe Repair -Phase 1

We will do the following work:

MH28 TO MH18 – 9315 42nd Way N

Cracks and active water infiltration visible at: 1 LF

- Sawcut asphalt 10x5' area
- Excavate up to 8' down to the damaged sanitary line
- Replace up to 4' of the existing 8" clay line with PVC
- Set up bypass sewer flow as needed
- 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..... **\$9,375.00**

MH31 TO MH27 – 9205 42nd Street N

Severe hard build up (impeding flow) at: 99 LF

- Sawcut asphalt 10x5' area
- Excavate up to 8' down to the damaged sanitary line
- Replace up to 4' of the existing 8" clay line with PVC
- Set up bypass sewer flow as needed
- 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...\$ **9,375.00**

MH34 TO MH35 – 9309 41st Street N

Severe hard build up and cracks visible at: 3, 4 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 bypass sewer flow as needed
- 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...\$ **9,375.00**

MH35 TO MH36 – 9213 41st Street N

Cracks visible at: 174, 179, 180 LF

- Sawcut asphalt 15x5' 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 bypass sewer flow as necessary
- 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.....\$ **9,880.00**

MONITOR THESE AREA

MH31 to MH27 - Hard build up at 27 LF nothing (visible on surface)

MH29 to MH33 – Hole in the top of pipe at 95 LF (nothing visible on surface)

MH40 to MH39 – Water infiltration minor at 1LF (nothing on surface)

MH39 to MH 38 – Crack small at 82 LF (nothing on surface)

MH34 to MH35 – Water infiltration at lateral minor at 276LF (nothing on surface)

MH35 to MH36 – Water infiltration minor at joint at 1LF (nothing at surface)

Water infiltration minor at joint at 84LF (nothing at surface)

MH61 to MH45 – Water at joint minor & minor cracks at 60 & 71LF (nothing at surface)

Conditions:

All repairs are based on the specific information provided from the video

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,
Ben Poley
Project Manager

Accepted: **Total \$38,005.00**

BILLING INFORMATION (REQUIRED)

Bill To (Company Responsible for Payment): _____

Property Management Company (if applicable): _____

Contact Name & Title: _____

Billing Address: _____

Accounts Payable (AP) Email: _____

Phone: _____

Is a Purchase Order (PO) Required? (circle one): YES / NO

If yes, a PO must be provided prior to job processing, scheduling, or invoicing.

BILLING CONFIRMATION

By signing below, you confirm the billing information provided above is accurate and complete. Invoices will be sent only to the contact(s) listed. Any delays resulting from incorrect or missing billing information are the responsibility of the customer.

ACCEPTED

Signature

Peggy Bartolotta-Whyte, President

Date _____