



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 14, 2026 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 2027 budget.
5. Unfinished business.
6. Original resolutions and new business.
 - a. Vote to rollover surplus funds results.
 - b. Vote to add new Article XI.A.2(c) to the Declaration
 - c. Vote to Amend Article XIII.B 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 14, 2026. An in-person ballot will be provided at the clubhouse.
Voting will close at 10:30 a.m. November 14, 2026

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. Game table/room rules
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 proposed amendment to Article XI.A.2 of the Amended and Restated Consolidated Declaration of Condominium of the Mainlands of Tamarac by the Gulf Unit Five, a Condominium (the “Declaration”), to add a new Article XI.A.2(c) requiring the common area sewers to be cleaned and inspected with a camera approximately every five (5) years, with the exact frequency and phasing determined by the Board of Directors?

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

Question 3. Do you approve the proposed amendment to Article XIII.B of the Declaration to define units as being “leased” when occupied by any person or persons other than the record title holder(s), or his/her “Immediate Family”?

- 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.

Voting in person at the clubhouse will be available 9:30am – 10:30 am Saturday November 14, 2026. An in-person ballot will be provided at the clubhouse.

Voting will close at 10:30 a.m. November 14, 2026

Mainlands Unit Five
2027 Proposed Budget
January 1, 2027 - December 31, 2027

OPERATING ACCOUNTS

ACCT#	ITEM	ANNUAL	MONTHLY
7110-000	Insurance-General	\$41,548.98	\$3,462.42
7210-000	Legal & Professional	\$3,980.00	\$331.67
7212-001	Professional-Audit Fees	\$6,500.00	\$541.67
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	\$100,617.02	\$8,384.75
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	\$142,390.29	\$11,865.86
8210-005	Grounds-General Maintenance	\$0.00	\$0.00
8210-009	Grounds-Irrigation Repairs	\$15,000.00	\$1,250.00
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	\$41,526.26	\$3,460.52
8710-005	Utilities-Telephone	\$0.00	\$0.00
8710-007	Utilities-Sewer & Water-General	\$318,714.05	\$26,559.50
8710-010	Utilities-Reclaimed Water	\$30,358.74	\$2,529.90
8710-012	Utilities-Cable TV	\$200,152.62	\$16,679.39
8410-000	Home-Woodwork	\$20,000.00	\$1,666.67
TOTAL OPERATING		\$990,427.96	\$82,535.66

RESERVE ACCOUNTS

ACCT #	ITEM	<u>Est. life</u>	<u>Est. Repair / Replacement</u>	<u>Anticipated</u>	<u>Remaining to</u>	<u>Est. Remain</u>	<u>Fully Funded</u>	<u>Fully Funded</u>
		new	cost	Balance	be funded	Life	Annual	Post Interest
9620-000	Reserve-Wash/Paint Homes	6	\$800,000.00	\$356,600.48	\$443,399.52	1-6	\$0.00	\$0.00
9622-000	Reserve-Streets	25/20	\$585,629.00	\$409,556.16	\$176,072.84	9-14	\$15,933.00	\$13,185.32
9622-001	Reserve-Curbs/Sidewalks	1	\$92,700.00	\$63,848.18	\$28,851.82	1	\$14,321.00	\$11,851.32
9625-001	Reserve-Pool & Pool Area	5-30	\$217,234.00	\$149,679.75	\$67,554.25	1-16	\$6,576.00	\$5,441.96
9626-000	Reserve-Landscaping Sod	1	\$85,000.00	\$26,093.76	\$58,906.24	1	\$0.00	\$0.00
9639-000	Reserve-Recreation Area	8-25	\$147,900.00	\$70,846.68	\$77,053.32	1-12	\$23,973.00	\$19,838.81
9639-002	Reserve-Clubhouse	5-30	\$267,893.00	\$133,257.02	\$134,635.98	1-26	\$8,369.00	\$6,925.75
9640-000	Reserve-Sewer	50	\$1,014,000.00	\$591,018.71	\$422,981.29	9	\$38,672.00	\$32,002.94
9641-000	Reserve-Water System	50	\$948,291.00	\$552,484.30	\$395,806.70	9	\$32,203.00	\$26,649.53
9646-000	Reserve-Sprinklers/Irrigation	1	\$18,000.00	\$73,191.83	\$18,000.00	1	\$19,200.00	\$15,888.92
9652-000	Reserve-Storm Drains	50	\$950,000.00	\$448,544.28	\$501,455.72	8	\$57,938.00	\$47,946.48
9665-000	Reserve-Lakes and Banks	12-25	\$222,000.00	\$75,942.99	\$146,057.01	8-20	\$9,463.00	\$7,831.09
		Total	\$5,348,647.00	\$2,951,064.14	\$2,470,774.69	\$226,648.00		\$187,562.12
						Interest applied \$ 39,085.88		
TOTAL ANNUAL OPERATING & RESERVE					\$1,177,990.08			

SEE 2025 RESERVE STUDY FOR EXPANDED SCHEDULE

Lot	A	B,C
Homeowner Monthly Payment	\$316.27	\$342.59

**PROPOSED AMENDMENTS TO THE AMENDED AND RESTATED
CONSOLIDATED DECLARATION OF CONDOMINIUM OF THE
MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE, A CONDOMINIUM**

- 1. Proposed amendment to ARTICLE XI.A.2 of the Amended and Restated Consolidated Declaration of Condominium of the Mainlands of Tamarac by the Gulf Unit Five, a Condominium (the “Declaration”), to add a new ARTICLE XI.A.2(c), to read as follows:**

XI.
MAINTENANCE, ALTERATION AND IMPROVEMENT

A. GENERALLY. The responsibility for maintenance of the common recreational facilities, the Condominium property and the Association property, and restrictions upon the alterations and improvement thereon, shall be as follows:

...
2. Common Elements.

...
(c) The common area sewers shall be cleaned and inspected with a camera every five (5) years, with the exact frequency and phasing determined by the Board of Directors.

- 2. Proposed amendment to ARTICLE XIII.B of the Declaration, to read as follows:**

ARTICLE XIII
SALES, LEASES AND OTHER
TRANSFERS OF CONDOMINIUM UNITS

...
B. LEASE APPROVAL AND RELATED RESTRICTIONS. All leases shall be subject to prior approval of the Association. For purposes of this Declaration, a unit is considered “leased” when occupied by any person or persons other than the record title holder(s), except that the record title holder(s) may permit his/her “Immediate Family” to occupy the unit in his/her absence. “Immediate Family” is defined as the parents, siblings and children (and their respective spouses) of the record title holder(s). Within a reasonable time, not less than twenty (20) days prior to the commencement of the proposed lease term, a unit owner or his agent shall apply to the Association for approval of such lease on the application form prescribed by the Association, and pay such application fee as established by the Board from time to time, not to exceed the amount allowed by the Florida Statutes. . . .

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING;
EXISTING LANGUAGE INDICATED BY “...”**

LIMITED PROXY

The undersigned owner(s) or designated voter of Mainlands of Tamarac By The Gulf Unit Five **APPOINTS:**

☐ a) LINDA NICKS, Secretary of the Association, on behalf of the Board of Directors; **OR**

☐ b) _____ (if you check b, write in the name of your proxy) as my proxyholder, with power of substitution, to attend the **Annual Meeting of Mainlands of Tamarac By The Gulf Unit Five Association, Inc., to be held on Saturday, November 14, 2026, at 10:30 A.M. at Mainlands Five Clubhouse, 4275 Mainlands Blvd. S, Pinellas Park FL 33782.** Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the Secretary of the Association as your proxyholder. 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: By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required. You can choose not to grant such general powers by checking the box below:

☐ I DO NOT grant general powers to my proxyholder.

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. YES ☐ NO ☐ Should the Association rollover and apply any surplus funds that exist in its Operating Account for its fiscal/calendar year ending 12/31/2026, 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?

2. YES ☐ NO ☐ Do you approve the proposed amendment to Article XI.A.2 of the Amended and Restated Consolidated Declaration of Condominium of the Mainlands of Tamarac by the Gulf Unit Five, a Condominium (the "Declaration"), to add a new Article XI.A.2(c) requiring the common area sewers to be cleaned and inspected with a camera approximately every five (5) years, with the exact frequency and phasing determined by the Board of Directors?

3. YES ☐ NO ☐ Do you approve the proposed amendment to Article XIII.B of the Declaration to define units as being "leased" when occupied by any person or persons other than the record title holder(s), or his/her "Immediate Family"?

Unit Address: _____, Pinellas Park FL 33782

Dated: _____, 2026

Owner / Designated Voter

Owner

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.

SUBSTITUTION OF PROXY. This section is **ONLY** to be filled in by the proxyholder if he/she wishes to appoint a **SUBSTITUTE** proxyholder in his/her place.

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

Dated: _____, 2026

Proxyholder