



**NOTICE OF MEMBERSHIP MEETING  
NOTICE OF BOARD OF DIRECTORS BUDGET MEETING**

NOTICE IS HEREBY GIVEN, that a Membership Meeting of Mainlands Of Tamarac Unit Seven Condominium Association Inc. shall be held at 7:00PM Monday, November 4<sup>th</sup> 2024, at the community clubhouse.

NOTICE IS ALSO HEREBY GIVEN, that the Board of Directors Budget Meeting shall be held for the Mainlands Of Tamarac Unit Seven Condominium Association Inc. on Monday, November 4<sup>th</sup> 2024 immediately following the Membership Meeting at the community clubhouse.

**The following important documents are enclosed in this mailing:**

1. Agendas
  2. Fully Funded 2025 Proposed Budget (BLUE)
  3. Partially Funded 2025 Proposed Budget (Yellow)
  4. Limited Proxy (Very important, return if you will not be at the meeting.)
  5. Amendments
- ❖ **The Fully Funded 2025 Proposed Budget (BLUE) will automatically be adopted if we don't receive enough proxies voting to waive fully funding the reserves.**
  - ❖ **If you vote to roll over excess funds at the end of the fiscal year, taxes will be reduced.**

It is imperative that you return your proxy if you are unable to attend the meeting as a quorum of the members is needed for the Membership Meeting. Please call our office if you have any questions.

On Behalf of the Board of Directors,



Jerry Krantz, LCAM

This Notice Dated: 10/04/24



# Mainlands Of Tamarac Unit Seven Condominium Association Inc. Agendas

Monday, November 4<sup>th</sup> 2024  
Mainland's 7 Community Clubhouse

## **Membership Meeting Agenda:**

- 1) Call Meeting to Order
- 2) Roll Call
- 3) Verify Quorum
- 4) Proof of Notice of Meeting
- 5) Reading and Disposal of Any Unapproved Minutes
- 6) Unfinished Business
- 7) New Business
  - a. Vote to Waive Full Funding of Reserves
  - b. Vote to Roll Over Excess Funds
  - c. Vote on Amendments
- 8) Owner Comments
- 9) Adjournment

## **Board of Directors Budget Meeting Agenda:**

- 1) Call Meeting to Order
- 2) Roll Call
- 3) Verify Quorum
- 4) Proof of Notice of Meeting
- 5) New Business
  - a. 2025 Budget Discussion
  - b. Vote to Approve 2025 Budget
- 6) Unfinished Business
- 7) Schedule Next Meeting
- 8) Adjournment



## **Explanation of Proxy Votes & Instructions**

### **Funding Reserves For Upcoming Fiscal Year**

Florida law now requires condominium associations to fully fund certain reserves. However, if the budget is adopted before December 31, 2024, the community may vote to fund less than full reserves. A majority of all owners must vote Yes to waive full funding of reserves in order for it to pass. If a majority of owners fail to vote Yes to waive full funding of reserves the fully funded budget will be adopted.

Fully funding reserves is recommended as it helps to prevent future special assessments and reduces the chances of the association needing to finance large capital projects with bank loans and interest costs. That being said, fully funding reserves usually requires a significant increase to the associations budget and your regular assessments. Be sure to voice your opinion by voting on this important proxy vote.

### **Vote to Waive Full**

### **Vote to Roll Over Excess Funds**

The vote to roll over excess funds is a preemptive vote to help the association avoid paying income tax should the association fall into certain tax reporting scenarios from year to year.

The Board recommends voting Yes to the Roll Over of Excess Funds.

### **Vote to Amend Association Documents**

### **Proxy Instructions**

Be sure to write your full address and unit number in the first blank line.

The next blank line is for you to write the name of the person who will be your proxyholder. Your proxyholder is someone who must physically attend the meeting in person and will be voting on your behalf. Please note if this line is left blank your proxyholder will default to an association board member.

Proxy Votes, simply put a check or an "X" next to the Yes or No for each proxy vote.

At the bottom be sure to date, sign and print your name and then give your proxy to someone who will be attending the meeting or return it to ProActive Property Management by email [info@ProActiveFL.com](mailto:info@ProActiveFL.com) or mail to:

ProActive Property Management  
4151 Woodlands Pkwy  
Palm Harbor, FL 34685



## LIMITED PROXY

I, the undersigned, being an owner(s), having an address of \_\_\_\_\_, and an authorized voting member of Mainlands Of Tamarac Unit Seven Condominium Association, Inc. (the "Association"), do hereby appoint \_\_\_\_\_ or, if left blank, the President of the Association, as my proxyholder to attend the Membership Meeting to be held on Monday, November 4<sup>th</sup> 2024 at 7:00PM at the Mainland's 7 community clubhouse or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. 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 proxy holder's authority is limited as indicated below:

**LIMITED POWERS** (FOR YOUR VOTE TO BE COUNTED AS YOU DIRECT, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW):

WAIVING OF RESERVES, IN WHOLE OR IN PART OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS.

**Item 1: Vote to Waive Full Funding Reserves for the Fiscal Year Beginning on January 1, 2025**

Pursuant to Section 718.112(2)(f), *Florida Statutes*, the Board of Directors of -----Condominium Association, Inc. has proposed that the membership vote to waive full funding of reserves for the fiscal year beginning on January 1, 2025, as outlined in the proposed budget. Therefore, should the Association's membership waive full reserve funding for the fiscal year beginning on January 1, 2025?

- Yes. I approve of waiving the full funding of reserves for the fiscal year beginning on January 1, 2025. **(Monthly Fees \$575.00/mo.)**
- No. I do not approve of waiving the full funding of reserves for fiscal year beginning on January 1, 2025. **(Monthly Fees \$633.84/mo.)**

**Item 2: Vote to roll over excess funds at the end of the Fiscal Year Ending December 31, 2024**

- Yes. I approve of rolling over excess funds at the end of the Fiscal Year Ending December 31, 2024 as per IRS Ruling 70-604. **(Association pays less in taxes)**
- No. I do not approve of rolling over excess funds at the end of the Fiscal Year Ending December 31, 2024 as per IRS Ruling 70-604. **(Association pays more in taxes)**



**Item 3: Shall Article II, Section A, of the By-Laws be amended to read as shown on the attached Exhibit "A"**

\_\_\_\_ Yes. In favor of Amendment

\_\_\_\_ No. Not, in favor of Amendment

**Item 4: Shall Article XVI, Section 9, of the Declaration be amended to read as shown on the attached Exhibit "B"**

\_\_\_\_ Yes. In favor of Amendment

\_\_\_\_ No. Not, in favor of Amendment

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

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Print Name

**THIS PROXY IS REVOCABLE BY THE 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**

**SCHEDULE OF AMENDMENTS TO THE  
BY-LAWS OF  
MAINLANDS UNIT SEVEN CONDOMINIUM ASSOCIATION, INC.**

**ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS....**

1. Article II, Directors, Section A, Number and Term, of the By-Laws, shall be amended to read as follows:

A. Number and Term. The number of Directors who shall constitute the whole Board shall be no less than three (3) and no more than five (5). The initial Board shall consist of three (3) Directors. ~~Until succeeded by Directors elected at the first annual meeting of the members, Directors need not be members; thereafter, a~~ All Directors shall be members' or shall be a permanent resident of the Association for at least fifteen (15) years but who may not necessarily be on the deed to the property and whom are not tenants of member. ~~provided, however, that no Director elected by the Developer as provided in the Declaration, these By-laws or Chapter 718, Florida Statutes, shall be required to be a member of the Association.~~ Within the limited above specified, the number of Directors shall be determined by the voting members at the annual meeting. The Directors shall be elected at the annual meeting of the members and each Director shall be elected to serve for a term of one (1) year or until his successor shall be elected.

**EXHIBIT "A"**

**SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF CONDOMINIUM  
OF  
THE MAINLANDS OF TAMARAC BY THE GULF UNIT SEVEN, A CONDOMINIUM**

**ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS....**

1. Article XVI, USE RESTRICTIONS, Section A, GENERALLY, Subsection 9, Vehicle Parking and Storage, of the Declaration of Condominium is amended to read as follows:

9. Vehicle Parking and Storage. The parking or storage of automobiles, except upon paved areas of the Condominium Property, is prohibited without express prior written permission of the Association. The overnight parking of vehicles of any kind upon any of the Condominium Properties' roadways is prohibited. The parking of ~~trucks~~, trailers, motor homes, campers, recreational vehicles, vans, commercially used vehicles, boats, boat trailers and inoperable vehicles of any type on any of the Condominium Property is prohibited. Trucks not being used for any commercial purposes shall be allowed to park on the Condominium Property; however, no trucks may be parked on the Condominium Property if such vehicle exceeds the existing size of the length of the inside of the garage corresponding with such unit. For the purposes of this provision, commercial vehicles shall be defined as any pickup truck in excess of one-half (1/2) ton; trucks of any size, including but not limited to pickup trucks, which evidence of, or modifications for, commercial purposes, including but not limited to trucks where debris or items are carried or stored in open view or trucks where commercial equipment, inventory, or apparatus is visible from the exterior of the vehicle; vans designed for commercial purposes, which determination is based upon factors including the size of the van, the absence of passenger windows on the sides of the vehicle, and the absence of rear passenger seating, with space for carrying cargo in the place of such seating; and any vehicle which has exterior commercial lettering, signage or other advertising or commercial displays affixed thereto or which has modifications related to a commercial purpose, excluding police cars and government vehicles.

# 2025



BUDGET FOR:

## Mainlands of Tamarac By The Gulf Unit VII

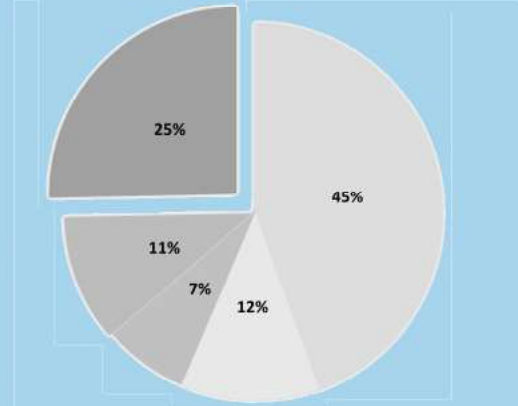
For the Period of:

January 1, 2025 through December 31, 2025

Fully Funded   
 Partially Funded

A/C #	A/C Name	Budget Jan-Dec 12/31/24	Projected Annual 2024	Budget Jan-Dec 12/31/25
<b>INCOME</b>				
4000	Assessment Income	\$ 658,680	\$ 658,680	\$ 836,668
4030	Interest Income - Operating	-	6	-
4035	Interest Income - Reserve	-	472	-
4105	Transfer Fees	-	2,480	-
<b>TOTAL REVENUE</b>		<b>\$ 658,680</b>	<b>\$ 661,638</b>	<b>\$ 836,668</b>
<b>EXPENSES</b>				
<b>Prof. &amp; Administration</b>				
5000	Management Contract	\$ 14,004	\$ 13,596	\$ 16,800
5010	Accounting & Tax Services	276	400	276
5015	Legal & Professional Services	1,200	800	1,200
5030	Government Fees	804	800	804
5065	Insurance - General	245,796	245,796	348,182
5130	Master Association Fees	972	972	972
5145	General Administrative Expense	3,900	4,235	3,900
Total Prof. & Administration:		\$ 266,952	\$ 266,599	\$ 372,134
<b>Grounds</b>				
5300	Landscape Contract	\$ 59,952	\$ 60,000	\$ 61,800
5305	Landscape Extras	18,348	17,951	18,348
5310	Tree Maintenance	9,720	8,639	9,720
5335	Pond Maint. Contract	1,704	1,200	1,704
Total Grounds:		\$ 89,724	\$ 87,790	\$ 91,572
<b>Utilities</b>				
5500	Electricity	\$ 16,236	\$ 17,480	\$ 17,496
5520	Cable & Internet	73,668	72,486	74,664
5560	Water & Sewer	8,004	6,776	8,004
Total Utilities:		\$ 97,908	\$ 96,742	\$ 100,164
<b>Infrastructure</b>				
6700	General Repairs & Maintenance	\$ 34,440	\$ 38,465	\$ 34,440
6754	Pest Control	15,576	16,456	15,576
6778	Pool Contract	8,496	7,800	8,496
6788	Clubhouse Maintenance & Repairs	2,496	1,904	2,496
Total Infrastructure:		\$ 61,008	\$ 64,625	\$ 61,008
<b>TOTAL EXPENSES/Less Reserves</b>		<b>\$ 515,592</b>	<b>\$ 515,756</b>	<b>\$ 624,878</b>
<b>Reserves</b>				
7010	Reserve - General Building	5,976	5,976	20,569
7015	Reserve - Deferred Maintenance	48,000	48,000	48,000
7025	Reserve - Landscaping	15,000	15,000	16,706
7030	Reserve - Painting	9,600	9,600	10,469
7035	Reserve - Paving	6,960	6,960	10,322
7040	Reserve - Pool	1,752	1,752	1,974
7052	Reserve - Pond	504	504	7,633
7060	Reserve - Roofs	49,896	49,896	86,125
7066	Reserve - Sewerlines	2,400	2,400	8,996
7070	Reserve - Shuffleboard	3,000	3,000	996
<b>RESERVES</b>		<b>\$ 143,088</b>	<b>\$ 143,088</b>	<b>\$ 211,790</b>
<b>TOTAL EXPENSES INCLUDING RESERVES</b>		<b>\$ 658,680</b>	<b>\$ 658,844</b>	<b>\$ 836,668</b>
<b>NET INCOME</b>		<b>\$ -</b>	<b>\$ 2,794</b>	<b>\$ -</b>

Assessments Detail:					
Type:	%s	Units Total:	Reserve	110 Total	Frequency
Sections:	#	Operating			
	110	\$473.39	\$160.45	\$633.84	Monthly



Signature - Approved By:

Date



# 2025



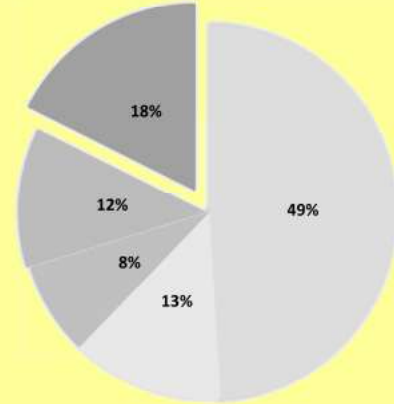
BUDGET FOR:  
For the Period of:

## Mainlands of Tamarac By The Gulf Unit VII January 1, 2025 through December 31, 2025

Fully Funded   
Partially Funded

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<b>EXPENSES</b>				
<b>Prof. &amp; Administration</b>				
5000	Management Contract	\$ 14,004	\$ 13,596	\$ 16,800
5010	Accounting & Tax Services	276	400	276
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<b>TOTAL EXPENSES/Less Reserves</b>		<b>\$ 515,592</b>	<b>\$ 515,756</b>	<b>\$ 624,878</b>
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7052	Reserve - Pond	504	504	504
7060	Reserve - Roofs	49,896	49,896	49,896
7066	Reserve - Sewerlines	2,400	2,400	1,404
7070	Reserve - Shuffleboard	3,000	3,000	996
<b>RESERVES</b>		<b>\$ 143,088</b>	<b>\$ 143,088</b>	<b>\$ 134,124</b>
<b>TOTAL EXPENSES INCLUDING RESERVES</b>		<b>\$ 658,680</b>	<b>\$ 658,844</b>	<b>\$ 759,002</b>
<b>NET INCOME</b>		<b>\$ -</b>	<b>\$ 2,794</b>	<b>\$ -</b>

Assessments Detail:					
Type:	%s	Units Total:	Reserve	110 Total	Frequency
Sections:	#	Operating			
	110	\$473.39	\$101.61	\$575.00	Monthly



Signature - Approved By:

Date

FULLY FUNDED RESERVE ANALYSIS PER 718.112(2)(F)& 61B-23.004 F.A.C.

ASSOCIATION:

MAINLANDS OF TAMARAC BY THE GULF UNIT VII

2025

RESERVE ACCOUNT AND EST. ORIGINAL LIFE	ESTIMATED REPLACEMENT COST	AMOUNT FUNDED THRU <u>Jan. 1 2025</u>	ESTIMATED LIFE REMAINING (YEARS)	ESTIMATED UNFUNDED REPLACEMENT COST	ESTIMATED ANNUAL FUNDING REQUIREMENT
PAINTING 7 YEARS	115,000	76,584	4	38,416	9,604
PAVING 20 YEARS	125,000	119,995	1	5,005	5,005
ROOF 30 YEARS	1,500,000	106,956	13	1,393,044	107,157
BUFFER WALL 24 YEARS	100,000	12,404	1	87,596	87,596
LANDSCAPING 30 YEARS	300,000	12,551	13	287,449	22,111
LAKE 10 YEARS	50,000	5,712	3	44,288	14,763
POOL 15 YEARS	20,000	4,704	3	15,296	5,099
REC. AREA 50 YEARS	167,100	19,617	15	147,483	9,832
TERMITES 10 YEARS	50,000	5,120	1	44,880	44,880
WATER/SEWER 50 YEARS	198,000	9,075	18	188,925	10,496

**TOTAL**

**316,543**

Also funded thru Jan, 1 2025

Deferred Maintenance	\$	144,400
Insurance	\$	122,850
Insurance Deductible	\$	5,460
Audit	\$	4,000
Drainage System	\$	24,588