

THE REPORTER



IMPORTANT INFORMATION AND UPDATES

THERE ARE MANY IMPORTANT THINGS HAPPENING FOR WHICH YOU SHOULD BE AWARE

WINDOWS AT THE CLUBHOUSE are being replaced and the entire back wall rebuilt to code. The project has been delayed waiting on supplies, but should start in the next week or so. Once done, this should also lower our insurance costs.

POOL CLOSURE AND UPDATE: The project has begun and many discoveries have been made. The major discovery is that the entire pool needs to be bonded (grounded). It is not up to code and creates a safety issue if ladders, lights, and railing are not grounded. To accomplish this, they will need to dig up around the entire pool to lay wire and attach where required (\$13,196). We have no choice on this one. Also, around the entire pool we have an elevated edge. You know the one where you step onto it to enter the pool? It has had many cracks for many years and keeps getting patched. One thing these cracks do is continually settle which has caused our tiles to break every couple years. And every couple year we spend thousands to replace tiles. In order to fix it correctly, as we should do while we are doing this project, the pool contractor is recommending taking that ledge out entirely, repairing the frame around the pool, and putting pavers back in place to create a modern step into the pool. If this is not done, the tiles will continue to crack every few years and need replacing. This project is larger than anticipated, but our system has been patched to resolve issues for many years. Once completed, it will be like us having a brand new modern pool for 1/3-1/4 of the cost. These two issues are required, 1 for code compliance and 1 for health and costs associated with the pool, cutting down on costs in the future. (see insert)

Mainlands 1-2 will continue allowing our residents to use their pools. They will leave the gate closest to the shuffle board courts open for us, but if it is locked, someone in the pool will give you entry. If no one is in the pool, you can check at the office behind the pools.

President's Report

Hope all is well as we get into the hottest part of our year. A few things:

MONTHLY MAINTENANCE FEES:

We have run into a couple problems. For those of you who make payments through your bank, some of these checks are being received very late, if at all. The post office is returning them to the banks saying wrong address. It is not the wrong address, it is an issue with the post office. You can help in 2 ways. First, please check your bank account the second week of the month to be sure your check has cleared. If it was returned to the bank, ask them to resend it and notify our bookkeeper Debbie at accounting@mainlands4.org so late fees are not added and late notices are not sent. Second, go to the post office or contact the post-master to complain. Last month we had 5 or 6 checks returned to the bank and we did not receive them for a month.

DO NOT POST DATE OR BACK DATE CHECKS. Post dated checks cannot be cashed until the date on them which creates a bookkeeping nightmare as these checks must be held. If you **BACK DATE** your check as you think this will help you avoid late fees, your check is entered on the **date received** in our office. Some people leave their checks past the 15th and think it if is back dated, they do not incur late fees. **WRONG!** If we don't receive it until after the 15th, it is late no matter the date on the check. Please be responsible to your community and submit checks properly.

DO NOT DRIVE OR PARK ON THE GRASS.

NO PLANTING WITHOUT BOARD APPROVAL, meaning put it an application if you want to plant anything.

ADDITIONAL OCCUPANTS: Only those people who have applied and been approved are allowed to live in our community. That means if you have extra people in your house who you have not submitted an application for, **you are in violation and will be fined.** If you need an application, email us at info@mainlands4.org or pick one up at the office on Tuesday mornings or Saturdays. If you do not do this, your additional occupant **MUST VACATE THE HOME.**

PLEASE BE SURE YOU HAVE COMPLETED THE EMERGENCY CONTACT FORM SO THAT WE HAVE THAT INFORMATION. We have needed to use it more than once. If your information has changed, please ask for another form or pick one up outside the office door.

Respectfully, Sheriza Waith



Zoom in to meetings!

If you would like to attend a Board Meeting or Civic meeting but are out of town, sick, or unable to attend, you can Zoom in.

The links are as follows:

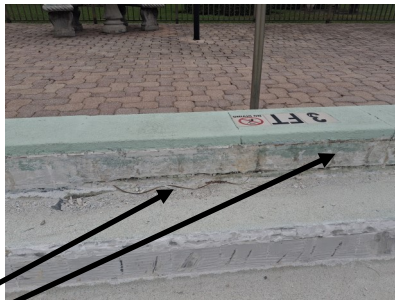
Board Meeting ID: 875 2954 4532 Passcode: 438058

Civic Meeting ID: 874 4824 6861 Passcode: 539704

There is an IMPORTANT Civic Meeting June 17th at 7 pm

We need a quorum (35 homes) to be present in order to vote on additional expenses for the pool. If you did not receive the email with contracts, please send an email to Kate Johnson at office@mainlands4.org to receive them.

According to our contractor, the edge on our pool is cracked and has been for quite some time. We have known this and had to replace tiles and do other repairs in 2023, which totaled \$11,700. See pictures for current condition and proposed solution.



Cracks in coping (edge)

**new finished pool w coping removed
creating a flat edge for pool entry**

If we do this project, we need a minimum amount of gunit (the cement-like materials used to fix the coping) so the contractor has added improved steps (\$18 inches wide and 8 Inches deep) and a bench along one side of the pool for about 20 feet. That would use the minimum gunit for the total project. This project would add an additional cost of

\$18,000 for coping/edging

\$4450 for steps and bench

SUB-TOTAL \$ 22,450.00, but he will give us a 20% Project Discount \$ 4,490.00 making

The TOTAL \$ 17,960.00

While it seem like a lot to add to the already \$53,965 approved and the required \$13,196, it would seem like this is the time to do it to avoid future issues. Please read the emailed proposal for more information. It will increase the total costs for the project to \$96,821. A new pool costs between \$250-300, 000 for perspective. We currently have \$277,000 in reserves (we will minus \$75,000 for windows and walls for the clubhouse) leaving approximately \$200,000 in Reserves, so no assessment is necessary.

PLEASE attend this meeting either in person or by Zoom! You can vote by Zoom!

Civic Meeting ID: 874 4824 6861

Passcode: 539704

We need your vote!

Grand Reopening!

Given all the wonderful changes coming to our Clubhouse and Pool, we thought we would have a Grand Reopening! We had thought about mid-July, but need it later in the year since we do not know when the pool and windows will be fully completed! Maybe in **November** we will have a real family and friends BBQ! People can swim, talk, enjoy food, play games, and celebrate our newly renovated clubhouse and pool!

Mainlands 4 will provide meat and drinks and residents will bring side dishes and desserts. (Last names A-L will bring sides/salads, Last names M-Z will bring desserts.)

What do you think? Are you in?

In order to make this happen, we need to know if the community is interested, so if you are interested in attending we need to know in plenty of time to make plans. We are asking now so that we can get a general idea of interest.

If you are interested in attending and/or helping, please email John Kilbane at social@mainlands4.org or text him at 754-252-7205.

You can also cut off the bottom of this page, fill it out, and leave it in the Mainlands mailbox for ease of response. (If you previously responded, that's great. No need to respond again) We can't wait to celebrate with you!

Grand Reopening BBQ

Name(s) _____

Address _____ Phone _____

Email _____

Check all that apply:

- ☐ I/We are interested in attending a BBQ in November
- ☐ I/We are willing to help with the planning and preparations
- ☐ I/We are willing to bring a ☐ side-dish/salad or ☐ dessert.

Some important information from the Vice-President, Diana Cruz, after attending a City Workshop:

Before any tree is removed, the City should be contacted first. All residential property owners must obtain a tree removal permit before removing any tree. There is no fee for trees that are less than 18 inches in diameter. No permit is needed to remove fruit trees or invasive trees (you can Google invasive trees).

Permit is required for trees located in common areas and for relocation. Trees from common areas cannot be removed without HOA approval. When an owner submits an application, it has to be accompanied with a letter or email from the HOA stating approval or non-objection.

Violations may result in enforcement action, including fines or mitigation requirements.

Tree trimming and pruning guidelines can be found in Section 10-4.4 of the Tamarac Land Development Code.

Contact: City of Tamarac Community Development Dept.
7525 NW 88th Avenue, Tamarac, FL
954-597-3530 | tamarac.gov



Community and Social Notes

Mainlands 4 Events

Due to lack of interest, not much is planned for the summer months. If you have any ideas for maybe a small get together or neighborhood idea, please let John know. Maybe neighbors getting together for dinner at a restaurant? How about a World Cup watch party??? Mainlands 5 is thinking of hosting one.

SUSPENDED for the summer:

Mainlands 4 **coffee hour** each **Tuesday morning** from 8 to 9 am at the clubhouse.
Please join us at Mainlands 5 on Thursdays beginning at 8 am.

3rd Tuesday of the month 2 pm, Mainlands Book Club. Contact John for info.

Men's Club and Dinner Dances are done until November

Mainlands 5 continues game night every Wednesday at 6 pm

If you have other ideas for Mainlands activities or can volunteer, please let me know.

John Kilbane social@mainlands4.org

Reminder:

Next Board Meeting September 11th, 2026 at 7 pm unless needed prior.

Next Civic Meeting September 16th, 2026 at 7 pm unless needed prior.

All residents are invited to both meetings, either in person or by Zoom.

New Email and Website Addresses

Your 2026 Board of Directors

There are still two open position. Please consider helping our community by filling these positions.

- | | | | |
|-------------------|----------------------------|--------------------------|---------------------|
| • Sheriza Waith | President | president@mainlands4.org | 954-907-2395 |
| • Diana Cruz | Vice-President | vp@mainlands4.org | 786-201-3224 |
| • Sandra Sanders | Secretary | secretary@mainlands4.org | 954-439-5440 |
| • Vacant | Accounts Receivable | | |
| • Cheryl Furman | Accounts Payable | ap@mainlands4.org | 860-559-2071 |
| • Stephen Hartner | Civic Treasurer | civic@mainlands4.org | 201-739-1075 |
| • Tony Jones | House Chair | clubhouse@mainlands4.org | 954-632-9013 |
| • Vacant | Maintenance Chair | | 954-733-3009 |
| • John Kilbane | Social & Recreation Chair | social@mainlands4.org | 754-252-7205 |

Remember, Board Members are all volunteers who serve to assist our community.

Please be kind and respectful.

Additional Positions:

Debbie Dass-Conk Bookkeeper accounting@mainlands4.org

Kate Johnson HOA Community Administrator office@mainlands4.org

Mainlands email: info@mainlands4.org | New Web Address: www.Mainlands4.org

All Governing Documents and Rules and Regulations can be found on our website, as well as Approval Applications for planting and architectural changes (BOTH REQUIRED). In addition, the adopted color chart for painting is available on the website and at the Clubhouse on the indoor bulletin board.

Office Hours Most Weeks:

Tuesdays from 8:30 to 12:30 (Kate)

Saturdays from 9 to 2 pm (Debbie, Bookkeeper)

Overnight parking passes for the Clubhouse (for visitors or work being done on your driveway) can be obtained by contacting Tony Jones, House Chair, at 954-632-9013. Normal approval is for 3 days and 12 for driveways.

Anyone enjoy watching sports????

The World Cup Soccer is beginning soon, with many games scheduled. There are also Tennis Matches going on, like Roland Garros which is on now. And don't forget football in the fall!

If you enjoy watching sports, let's create some watch parties!

Contact John Kilbane if interested!
754.252.7205 or social@mainlands4.org

