

# THE REPORTER



## President's Report:

This year is marching right along, isn't it? Crazy how time flies, and it seems to fly even faster as we get older. (For instance, me not getting the newsletter done on time! My apologies.) Some days that feels like a good thing. Other days it feels like we've been cheated of time. But, each day has the same number of hours. How are you spending yours? I will talk about this more later in the newsletter, but never forget that you matter and your contributions matter. Consider helping out in your community, right here. If you have an area of interest, please let us know. We'd love to have you join us on a project or committee. Again, you are needed. There are a few things I want to bring to your attention:

### **WARNING: CAR STOLEN DURING DAYLIGHT HOURS**

Be aware of what is happening around you.

We reported a few weeks ago about a man going around trying door knobs late at night. Now, a car was stolen IN BROAD daylight, by a black tow truck pulling up to a car parked in the road, hooking it up, and towing it away. Let me say that again – daylight! I'm sure to neighbors it looked legitimate. It is a good warning that if you see something happening, double check with the homeowner to see if it should be occurring. In this case, the visitors to the home were inside so a call might have saved them. If you plan on having a car towed or a house emptied or furniture removed, let your neighbors know. This way neighbors can watch out for neighbors.

If you need a directory so that you can contact your neighbors, there are extras in the Clubhouse by the office door. If you are not in the directory but think it may be a good idea, please send me an email and I will be sure you are added. New directories are done every two years and they are for Mainlands 4 residents ONLY. *(Continued on page 2)*



## President's Report (continued)

### COUPON BOOKS

This year, many January payments were late because people were waiting for their new coupon books. We have only done new coupon books every two years, so the books received for 2022 also cover 2023.

However, in order to assist people better, we will be printing coupon books EVERY YEAR. This also helps with sales of homes and new owners receiving coupon books. You will receive 2024 books in December 2023.

Also, **if at the beginning of the year you pay your maintenance fees for the entire year**, maybe you don't need a full coupon book but rather an invoice for the year's amount. This would help with not only our costs, but saving trees. I think we have about 20 residents who pay the year in advance, so if you are one of them and would be okay with a yearly invoice rather than a coupon book that goes to waste, please send our bookkeeper Debbie an email at [ddassconkms4@gmail.com](mailto:ddassconkms4@gmail.com). Thanks.

### Our Next Civic Meeting is in September

As you may remember, the members voted to decrease the number of Civic meetings. While we are required to have a quorum of 35 homes represented, we rarely reach that number. (Remember, only one person per household is allowed to vote on any specific item.) Hoping to improve our attendance at Civic meetings, we began opening them up through Zoom. That helped some, but we often still struggle to meet a quorum.

We went from 9 meetings per year to 6. We are looking into have the swearing in of Directors and Officers at the November meeting since they are the most attended meetings. We are trying to make this the most convenient for everyone while keeping the community business moving. As always, any resident is most welcome to attend any meeting held by the Board or any committee, with few exceptions.

In the past, meetings have been contentious and not enjoyable so many residents stopped attending. We have worked hard to have calm, respectful, and social Civic meetings. Please think about rejoining us! For the meetings and a social time afterwards.



*Wishing you Gentleness!*

*Kate Johnson*



## The Vice-President's Report

Due to the resignation of our Vice-President, this position is vacant. If you would like to apply to be in this position, please contact a Board member. We need you.



I'd love to have you join my team! If you are willing to help out and be on the Social and Recreation Committee, please contact me at swaithms4@gmail.com or by text or phone at 954.907.2395. I look forward to working together for our Mainlands 4 community!

Thank so much! Sheriza Waith

## Maintenance Chair Report

Dear Neighbors, we are in the process and interviewing lawn companies to take on our irrigation and lawn maintenance. I will keep you posted on what is decided, but know I hear you and am taking all that into account.

God Bless! *Blair Christophe*



March 18th from 5:30 to 10 pm



*Is sold out!*

*That's right, 130 tickets sold!*

*If you didn't get your tickets, we are hoping to have another soon.*

*Please contact Sheriza to help plan the next one.*

## IMPORTANT NEWS REGARDING PARKING ISSUES



Parking in the street has become a major issue on many of our roads. Homeowners have difficulty getting in and out of their driveways as cars are parked across from their driveway. What happens if there is an emergency and they can't get out?



What happens if a firetruck or EMT needs to get down the road and can't because of having to weave in and out around parked cars? City of Tamarac Code states no one can park in the street between 2 am and 6 am, which means no overnight parking. Yet, people continue to do so.

Our Declaration of Restrictions (Deed Restrictions) and our Rules and Regulations state that you cannot have any more cars than can fit in your lot (of course, without parking on the grass). That means if your driveway holds one car and the rest of your cars are parked on the street, you are in violation of our Governing Documents. If you have a garage and driveway, then you can have two cars, or maybe three if it is a widened driveway. In other words, you cannot have more cars than your driveway can hold. But many do.

As Claudia Stoner has said, "The rules are not arbitrary nor used to harass anyone. They are based on courtesy, respect for our neighbors and to protect property values. They protect a safe, comfortable and valuable lifestyle we have here. Where is the hardship in following them?" We agree.

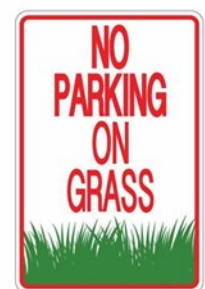
For safety reasons, we will begin the republishing process to notify homeowners of our intent to enforce this rule. There will be a start date as to when this enforcement will occur and what the fines will be for violating this rule. Keep in mind we have the legal authority according to FS 720 to impose fines of up to \$100 per day of violation. The start date will probably be somewhere around June 1<sup>st</sup>. In the meantime, you may want to think about widening your driveway to the maximum allowed of 24 feet in order to accommodate the cars you have. Remember to submit an *Application for Approval* to the Board before beginning any work, and you will need a permit from the City of Tamarac.

We really hope this issue can be resolved without the steps of violations and fines, but at this point, it is our only recourse to protect the safety and wellbeing of all our residents.

Also remember, do not park on the grass. This means NO TIRE is to be on the grass. As we have said in the past, you will receive one notice, and then if it happens again the Board will be voting to issue a fine.

Thank you for following the rules.

Your Board of Directors



## FROM THE TREASURY: OUR FINANCIAL POSITION

While a financial report is given at each Board and Civic Meeting, we wanted to give an update for those who do not attend. We are committed to financial transparency and oversight.

Our financial situation is solid. We have four bank accounts for Mainlands Four. **The Trust Account** is where the Maintenance fees go as well as other fees, such as Application fees, Estoppel fees, and the like. It is also from where most of our bills are paid. The balance as of February 28<sup>th</sup> is **\$182,630.49**. **The Contingency Account** had money put into it for putting up cameras in and around the Clubhouse and that money remains there for that purpose. The balance as of February 28<sup>th</sup> is **\$12,457.50**. Our **Money Market Account** is our **Reserve Account**. The Reserve Account is for major repairs and upgrades, such as a new roof, new A/C units, new pool heater/chiller units, etc. It is also where the money will come from to replace our windows at the Clubhouse. In 2021 we commissioned a Reserve Study and they advised us how much we should have in reserve based on a number of factors such as the age of our equipment, building, and driveway surfacing. This keeps us from having to assess each home when a major project occurs. The balance here as of February 28<sup>th</sup> is **\$153,007.75**. Our last account is our Civic Account. **The Civic Account** is where money is put from events such as the upcoming dinner dance, bingo, the sock hop, and the like and is also used to print our Reporter and purchase other supplies. It's balance as of February 28<sup>th</sup> is **\$12, 288.68**. Our total in our banks accounts is **\$360,384.42** which means that if we have a catastrophic event, such as a hurricane, we should be able to be able to cover any deductibles from our monies on hand. That is not a given, but it does look good.

We have gone a long way in building up our Reserve Account and keeping our Trust Account financially sound. hope you agree we are doing well.



### Yearly Audit

One of our Accountant Residents, David Hancock, graciously agreed to do an audit of our financials for us again this year. We are in good shape. I am summarizing the report to address the major areas to fix or improve.:

- Write off of old checks from 2020 and 2021 that were never cashed or follow up on

- Outstanding deposits from 2019 not accounted for and may be inaccurate

- Missing two approvals on a number of invoices (we have since put in place a better system so this does not happen in the future)

- Minor errors such as not including banks charges into accounting

- 3 checks that were voided but not noted as such

- Some internal items such as money owed from 2015 which has never been justified in account

Should anyone wish to see the full audit report, you may request one from the bookkeeper.

Thank you, Dave, for your diligence.

**Attention Mainland's Veterans: To receive current and updated Veterans' information and benefits updates, please send your email address, and/or your cell phone number to [pcwmoore@comcast.net](mailto:pcwmoore@comcast.net), or call Paul at (954) 254-4559. Thanks**



Also, a reminder that the Veteran's Group meets at the Clubhouse at 10 am on the first Saturday of most months. Veterans and their significant others are welcome to join us.

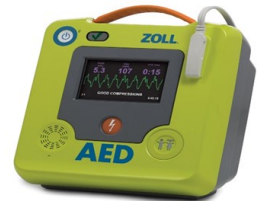
## Great News!

Tamarac Fire and Rescue will be coming to Mainlands 4 to conduct CPR/AED classes! We have opened this up to our Board and residents. We



will hold the class, which is 3-4 hours in length, on

**Sunday, March 26th at 1 pm.**



The normal cost for the class is \$15, but Mainlands Civic Association will cover the cost for the first 30 residents who sign up. We have a few spots still open, so if you are interested, please send Kate an email at [katejohnsonms4@gmail.com](mailto:katejohnsonms4@gmail.com).

Take advantage of this great opportunity to protect yourself and you loved ones.



Instead of a Rummage Sale, we thought we would have a community yard sale. We'll put up balloons and signs. Residents would be able to sell in their front yards, or for a rental fee of \$15, reserve a table inside the clubhouse to sell from. We want to have this soon before the weather gets too hot, so if you are willing to help with planning this, please contact Sheriza.

**It's be a great way to get rid of unwanted items. Let's do this!!!!**

## **Those We Lost...**



*We mourn for the friends, family members, and with the families of our lost neighbors. May we remember them fondly, with love and prayers.*



**Claude Fortier**

**Luis Villalobos**

**Betty Price**

***'Our hearts will be full forever with the beauty of what remains...'***

***Steve Leder, The Beauty of What Remains (I commend this beautiful book to anyone grieving—Kate)***

***... IF WE MISSED SOMEONE PLEASE LET US KNOW.***



## **WELCOME TO THE NEIGHBORHOOD!**

**Cindy and Edward Wolfe 4631 NW 45 Ct**

**Cecilia Henry 4903 NW 48 Ave**

## **2023 Board of Directors**

President:	Kate Johnson	KateJohnsonms4@gmail.com	305-490-1778
Vice-President:	vacant		
Secretary:	Sandra Sanders	Ssandersms4@gmail.com	954-439-5440
Maintenance Chair:	Blair Christophe	Bchristophems4@gmail.com	954.733.3009
Treasurer / Civic:	Claudia Stoner	Cstonerms4@gmail.com	561-281-2646
Treasurer / Receivables:	George Johnson	Gjohnsonms4@gmail.com	954-536-8459
Treasurer / Payables:	Nancy Faust	Nfaustms4@gmail.com	305.216.9304
House Chair:	Jerry Faust	Jfaustms4@gmail.com	941-276-7527
Social & Recreation Chair:	Sheriza Waith	Swaithms4@gmail.com	954-907-2395

**Remember, we are all volunteers who wish to bring compassion and unity to our community.**

**Please help us in doing so.**

### **Additional Volunteer:**

**Jim Cogswell                      Librarian                      954 999 5464**

**Office / Maintenance Number: 954.733.3009**

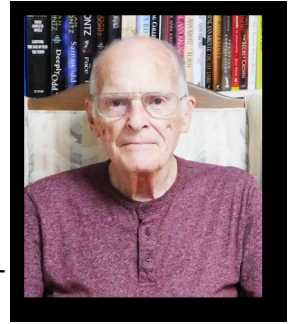
**Office emails: [mainlandssec4interview@gmail.com](mailto:mainlandssec4interview@gmail.com) | [mainlandsms4@gmail.com](mailto:mainlandsms4@gmail.com)**

**Website: [www.mainlandssection4.org](http://www.mainlandssection4.org)**

## FROM OR LIBRARIAN JIM COGSWELL

Come into the Clubhouse library and look around at all the interesting novels by C. J. Box, J.A. Jance, John Grisham, James Patterson, Clive Cussler, Danielle Steel, and French and Spanish language authors.

Author Brad Thor, a New York Times best selling author, has several thrilling novels on our shelves. "Foreign Agent" relates Scot Harvath's experience in espionage as a former U.S. Navy Seal working for a private intelligence company,



provides the CIA and the President with absolute deniability. Other novels are as thrilling, including The First Commandment, Takedown, The Lions of Lucerne, Path of the Assassins and more.



Many new puzzles have been received on our shelves. Feel free to borrow them, take them home, complete them, take them apart again and come and get another!

Please call me with any suggestions for improving the library.

***"You don't have to burn books to destroy a culture. Just get people to stop reading them." - Ray Bradbury***

**HAPPY NEW YEAR 2023**

*Wishing you the Best year ahead filled with health, wealth, and joy!*  
- April -

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## Committees

*Please consider serving. You are welcome to let the Chair of that committee know or let any Board member know and we will direct you to the right person. If you have questions about the committees, please ask a Board member or attend the Civic meetings.*

Here is a list of some committees:

*New Residents (interviews)*

*Social and Recreation*

*Clubhouse and Clubhouse Landscaping*

*Bylaws, Declaration of Restrictions and other Governing Documents*

*Violations and Fines Review*

*Bingo*

Thanks so much for your help!



## From the Help Desk

We wanted to share these resources with you. We all need help at times, and there is nothing wrong with reaching out. I (Kate) personally know both Executive Directors of these organizations and both are deeply committed to caring for our community. If you need or assistance or know someone who does, please reach out to them. You can use my name as a referral source.

## CPR/AED Classes

If you received the Tamagram, you might have noticed that Tamarac Fire Rescue will be holding CPR/AED Classes this year on March 11th, May 13th, July 15th, September 23rd, and November 18th.

To register, please call 954.597.3800 or visit [www.Tamarac.org/FireRescue](http://www.Tamarac.org/FireRescue) to sign up.

The cost is \$15 per person.

## Enrollment is now open for the Tamarac Minor Home Repair Program

Open enrollment for the City's Owner-Occupied Minor Home Repair program has begun. Applications will be accepted through 5 p.m. on July 31, 2023. Eligible homeowners can get assistance with repairs that correct health and safety hazards as well as building and code violations. Weatherization, impact windows and doors, roof replacements all qualify. (I'm thinking driveway repair might be possible, but I'm not sure.)

Depending on the available funds, applicants may be awarded on a first-ready, first-served basis. To qualify, homeowners must meet income and other program requirements. For additional information, go to

[Tamarac.org](http://Tamarac.org) or

<https://www.tamarac.org/425/Home-Rehabilitation>.

**Area Agency on Aging is also a great resource.**

**Please check them out at <https://www.adrcbroward.org/>**



Provide HOPE, Share LOVE, Restore PURPOSE  
For the Aging Community

## Heart2Heart Outreach

To learn more, visit  
[www.heart2heartoutreach.org](http://www.heart2heartoutreach.org)  
or contact 954-315-2218

### Volunteer Services:

- Homemaker & Companionship
- iPad Program
- Food for Hope
- Community and Care Center visits



*Everyone deserves to live in a safe home and community.*

**In partnership with the community, our primary goal is to eliminate unsafe and deplorable living conditions for low-income homeowners who are elderly, veterans, and/or have disabilities. Our impact extends beyond the individuals served to revitalize and stabilize vulnerable neighborhoods and communities across the county. For more information or to contact someone....**

[info@rebuildingtogetherbroward.org](mailto:info@rebuildingtogetherbroward.org)  
(954) 772-9945

<https://rebuildingtogetherbroward.org/contact-us/>

## Weekly and Monthly Events

### Free Tuesday Morning Coffee

Tuesdays from 8—9 am

This is a free social event in order to expand community and friendships. You can sit and chat or get a cup to go. Mmmmm coffee!



2nd Thursdays (this month March 9th)

Board Meetings @ 7 pm

3rd Wednesdays of some months (NONE THIS MONTH)

Bingo (canceled until further notice, please consider volunteering)



Veteran's (and significant others) Meeting: First Saturday of most months, 10am—12noon

### Pool and Clubhouse remain available for use.

To reserve use of the Clubhouse at other times, please contact Jerry at [jfaustms4@gmail.com](mailto:jfaustms4@gmail.com) or by phone at 941-276-7527 to make arrangements.

## Upcoming Board Meeting Agenda

(not an exhaustive list)

- ◆ Expanding Current Violations and Fines Procedures
- ◆ Current Landscaping issues and proposals for approval
- ◆ Waive or reduce deposits for memorials
- ◆ Reconfiguring November meetings to include elections and swearing in
- ◆ Forbidding Fireworks



If you cannot attend in person, you can attend by Zoom. Your attendance and vote counts toward our quorum. For Civic Meetings.



*Don't forget you can Zoom to our meetings...*

*And you count toward the Quorum!*

**Board Meeting:** Time: March 8th, 2023 @ 7:00 PM Eastern Time

Zoom Meeting ID: 852 8322 9937

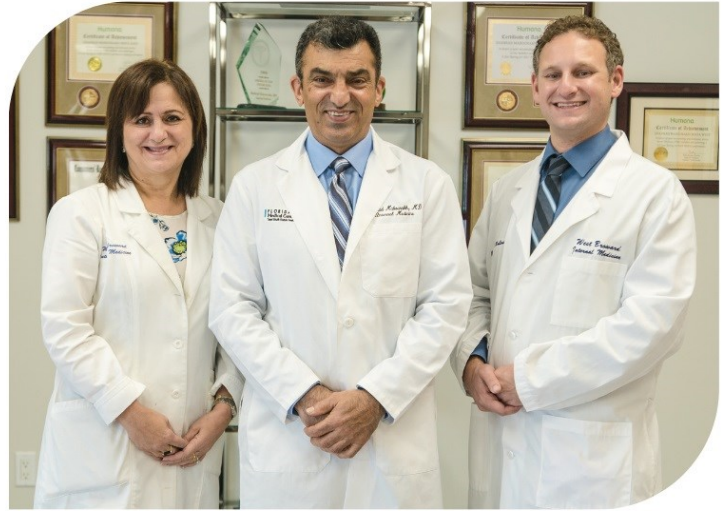
Passcode: 739900

**Civic Meeting:** Time: NONE THIS MONTH unless needed

Zoom Meeting ID: 881 5112 8693

Passcode: 634493

# WEST BROWARD INTERNAL MEDICINE



Patricia Perez  
Nurse Practitioner

Shahrad Mabourakh  
M.D

Mathew Wolland  
Nurse Practitioner

## WEST BROWARD INTERNAL MEDICINE

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Patricia Perez - Nurse Practitioner

Mathew Wolland - Nurse Practitioner



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Specialist



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Care

## Hablamos Español !!

### Two locations

6451 West Commercial Blvd,  
Tamarac, FL 33319

954 720 1414

201 NW 82nd Ave Suite 307,  
Plantation, FL 33324

954 474 5666

**Humana**

**Memorial**  
Health Network

**Medicare**

OSCAR SENIOR

**Florida  
Blue**

We are taking new patients  
Call us for an appointment

## **RESIDENTS' CLASSIFIED**

Residents may advertise items for sale or donation in a classified sized ad at no charge.

Please have your ad to Kate at the HOA Civic Meeting or emailed to her by that date to make it into the following month's Reporter.

## **ADVERTISING RATES FOR THE REPORTER**

Residents may have one month free for a business card size ad

SIZE:		MONTHLY	ANNUALLY
Business Card	Resident	\$12	\$ 100
	Non-Resident	\$17	\$130
Quarter Page	Resident	\$20	\$185
	Non-Resident	\$27	\$228
Half Page	Resident	\$37	\$345
	Non-Resident	\$45	\$400
Full Page	Resident	\$72	\$670
	Non-Resident	\$80	\$725

Please have your ad to Kate at the HOA Civic Meeting or by email ([katejohnsonms4@gmail.com](mailto:katejohnsonms4@gmail.com)) by the third Wednesday of the month to make it into the following month's Reporter (check payable to Mainlands Civic Association). Thank you.



### ***Ad Rates***

*Remember, you are always welcome to advertise in our newsletter. Whether it is a one-time ad (one card size is free for residents) to sell an item, rent your home, or alert people to your business, you are welcome to let us know. This year, we have minimally raised our ad rates. Check out our Ad rates above.*

*Should you have an ad, please feel free to send it to me at [katejohnsonms4@gmail.com](mailto:katejohnsonms4@gmail.com).*



**George W. Johnson**  
Realtor.



1500 E. Atlantic Blvd., Suite B  
Pompano Beach, FL 33060



**Cell: 954.536.8459**  
Office: 954.545.5583  
Fax: 888.972.1653

[GeorgeWJohnsonRealtor@gmail.com](mailto:GeorgeWJohnsonRealtor@gmail.com)

***Your friendly Mainlands neighbor!***

**Scott Mangione**



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