

# THE REPORTER



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## Memorial Day BBQ



Sunday May 25th

from 12 to 4 pm

\$10 per person

Join us for a time to get together!

*Tickets on sale May 17th at 9-11am at the clubhouse, or residents can contact John Kilbane at 754-252-7205 to obtain a ticket.*



Hamburgers and hot dogs will be on the menu and outdoor games will be available.

\*\*\*\*\*

Did you know that on Memorial Day, you add a black ribbon to the flag you are displaying to honor the fallen?

### Notice of Change:



May's Board meeting will be changed from the 2nd Thursday, May 8th, to the third Thursday, **May 15th at 7 pm.**

### BOARD MEETING

We will be discussing our Lawn Maintenance and company changes and reviewing possible contracts. We will also discuss fundraising ideas for sprinkler upgrades so please attend.

### Remember...

There are NO CIVIC MEETINGS OR BOARD MEETINGS until September, unless an emergency arises. You are welcome to attend Board meetings when they are held. Also, no Newsletters either, except maybe a Summer Snippets in June/July.

## President's Report

At the last Board meeting, we discussed our current Landscape company, Bay Wood Property Management. They have not lived up to their contract obligations and a review of the issues are:

**They miss houses when they cut—eyewitness reports from some homeowners**

**They do not edge sprinkler heads and other utility items in some yards**

**They blow the cuttings into people's patio areas**

**But the most egregious is that they have not taken care of our irrigation/sprinkler system.**

Our pump was down for 8 weeks, but was up and running March 12<sup>th</sup> and they were notified immediately by email. They did a partial wet check of one section and then advised that we needed to upgrade all zones at a cost of \$2500.00 per zone—we have 66 zones so total cost will be approximately \$175,000.00.

I have sent numerous emails to find out when they will complete an entire wet check per their contract and have been unsuccessful in getting a response. They came out on April 10th after many unsuccessful emails and advised Dania, Maintenance Chair, that they would provide a report to us once they complete the wet check. That wet check again was partial because many homeowners reported that no one checked their properties, including mine.

After multiple emails requesting the report from that check, we have not received it to date.

Our systems are old, we know that from reports from our previous lawn companies, but each of them were willing to work with what we have and not try to force us to upgrade by refusing to do checks and fixing the current problems.

**We have tried to resolve this amicably to no avail. But we are not willing to wait.**

Therefore, the Board voted to **terminate this contract** at the last board meeting. Unfortunately, because of the way the contract was poorly written, we must give them 60 days notice, which we have done so the last cut by Bay Wood will be June 9th. In the meantime, they are still responsible and not responding to any emails sent regarding the irrigation system or turning over the report they supposedly wrote.

We have sought legal advice from our lawyers and will keep you informed. We are attempting to hire someone for irrigation as soon as possible rather than wait the 60 days, especially because they are not fulfilling their responsibilities regarding sprinklers. We have legal constraints which we are trying to address with legal counsel.

**We apologize for the inconvenience. Please know we are on this and doing everything we can to rectify the situation.**

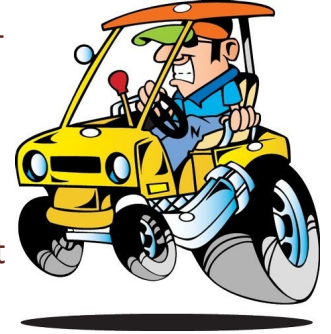
The Board also voted to start a sprinkler upgrade fund to begin saving money towards our pipes, valves and sprinkler heads etc. We will be putting the money saved from insurance, approximately \$30,000, into that fund -which was included in the budget for 2025 and also doing other things to raise money so we will not need to do a special assessment.

Respectfully, Sheriza Waith



## Golf Cart for Sale

When we purchased the golf cart to assist board members and had it upgraded to be street ready, the insurance was going to be around \$85 a year. However, insurance companies changed and are no longer writing inexpensive policies, and to do it under commercial would be \$4000 per year! Therefore, we are selling it. It needs new batteries, but otherwise it is in great condition, complete with cover. It is stored at the clubhouse by the outside bathroom doors if you want to look at it. \$1500.



## New Line Item Account

The Board voted to begin saving for an upgrade to our sprinkler system, as we know this is coming in the next few years. It's an old system, but we are nursing it along. We are currently putting in the extra money we saved from insurance payments, which was already in the 2025 budget, but need some ideas from the community to raise funds toward the \$175,00 to \$200,000 that will be needed.



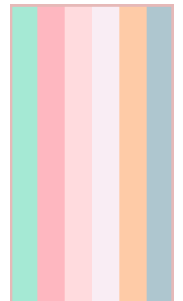
Anyone want to take on a rummage sale like we used to do? We would earn \$2-3,000 when it was held at the Clubhouse. Residents donated items (and cleaned out their space at the same time).

If you have any ideas, please contact Sheriza or

attend the next board meeting.

**We still need volunteers** for a few committees. One that we need a couple more people for now is the Architectural Committee that is looking at a color pallet for our community. If you would like input on that, please contact Sheriza Waith at [swaithms4@gmail.com](mailto:swaithms4@gmail.com) if interested.

We need this to be done in order to regulate paint colors in our community.



## 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

## From the President's Desk

### IMPORTANT REMINDERS ON COMMON VIOLATIONS



**All of the following may incur a fine.**

**If you have changed your Deed in any way, you must notify the office.** You must receive permission for anyone to be added and they must apply and be screened.

**All people residing in your home must be approved by the Association.** If they have been there 30 days or more, you are in violation if you do not do this.

No children under 18 years of age may live in your home. We are a 55+ community and must abide by these rules that govern us or risk losing our status as a senior 55+ community.

**Dogs must be on a leash AT ALL TIMES.** There is no letting them in your yard to run for a few minutes. Broward County laws supersede ours, and it is a violation.

**BULK PICK UP is Mondays.** Do Not leave your bulk trash out before Sunday.

**Shrubs and plants must be trimmed below the window sills.**

**You must apply for all planting, front and back.** You must use the NEW applications to apply. They are found on our website and in the Clubhouse. To not do so may incur a \$100 fine.

**You must apply for any changes outside, including paint colors and driveways.** You must use the NEW forms and wait for permission to begin. To not do so may incur a \$100 fine.

**You must get permission for any patios or patio seating, even ones made from pavers.** People have been adding seating areas in their yards without permission. Please do not do this or again, you may incur a fine.

**You must apply and get permission for any outside storage units.** Use the Architectural changes form.

**You cannot have any more cars than can fit in your driveway and garage, if you have one.**

Remember, you signed a document at interview saying you would abide by these rules, so please do so. It may not be easy at times, but most of these are common sense and respectful of the community.

Thank you for abiding by them.



Our Governing Documents can be found on our website at [www.mainlandssection4.org/docs-and-forms](http://www.mainlandssection4.org/docs-and-forms) or through the tab on our website [www.mainlandssection4.org](http://www.mainlandssection4.org) marked **FORMS & DOCUMENTS**.

## Weekly and Monthly Events



**Free Tuesday Morning Coffee** from 8—9 am at the Clubhouse

**Board Meetings**—2nd Thursdays @ 7 pm (this month April 10th)

**Civic Meetings**—3rd Wednesdays of some months @ 7 pm (none this month)

Next Civic Meeting September 17th unless an emergency arises

**Book Club**—meets the 3rd Thursday of each month at 2PM at Mainlands 1-2 annex building Please contact John Kilbane at 754-252-7205 or at jkilbanems4@gmail.com if interested.

**To reserve the Clubhouse or BBQ** area for private use, please contact Tony Jones at tjonesms4@gmail.com. Applications are outside the Clubhouse office and include fees.

## Upcoming Social Events

In addition to the BBQ on May 25th, here are the other events planned/ be considered.

John will not be available to plan a July 4th event, so if someone would like to take this on, please contact John.

Labor Day is Monday September 1, 2025 and we plan on scheduling an event for any day that week-end. I'm thinking a BBQ similar to the Memorial Day event.

## Neighbors Meeting Neighbors

How about joining neighbors for lunch or dinner, at a restaurant or in homes? The goal is to connect groups of 4-to-6 people. Interested individuals should provide their name and phone number so that they can be contacted to make arrangements. There is no charge by Mainlands 4, but participants will pay for their meals at restaurants and people hosting in their homes will decide with their group who will cook whatever. Please complete the attached survey, cut it out, and leave it in the maintenance mailbox.

### Survey

***Would you like to share a meal with neighbors? What would you prefer?***

☐ Lunch      ☐ Dinner      ☐ In home      ☐ In restaurant      ☐ Any

**Dietary Restrictions, if any** \_\_\_\_\_

***Please provide your answers by texting John Kilbane at 754-252-7205 or email at jkilbanems4@gmail.com***

**Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Other Suggestions:** \_\_\_\_\_

## Talk About Town by Kate Johnson

Tamarac's city commission is busy spending money. One of the next projects they are looking at is a \$5 million plan changing and renovating Tamarac Park on University Drive. It is still in the planning stage, but from the presentation, they will be taking out the two baseball diamonds and putting in a 400 meter running track. They will also move the current soccer field to inside the running track. They received a grant to update lighting, and that is covered under the initial plans for a \$1 million upgrade. However, these new plans are \$4 million OVER budget. They have visions of having track meets there, but in order to do that, the restrooms and parking would need to be upgraded and none of that is in the current \$5 million proposed. So we are looking at millions more to make it of much use.

Mayor Michelle Gomez reported that she has talked to Millennium Collegiate Academy who has a 200 meter track and they are willing to do a public/private partnership to increase their track to 400 meters and allow public use. That would save us millions! It seems logical, right? Seriously, how many will use a running track compared to the children who now use the Park for their baseball and softball games? Parks and Rec says they will try to accommodate these teams at the Sports Complex, but it will be limited because it is already filled with activities. And the soccer camp, which uses the park for around 4000 children, will no longer be able to use it, thereby displacing a well used event which brings in \$\$\$ to the city.

They need to reconsider this expense because it does not include the millions that will be spent on the Shaker Village (East Side) Community Center.

**Please attend the Commission meetings to voice your concerns.** You can also watch on line at the time of the meetings or watch on demand to keep informed. They are the second Wednesday at 7 pm and the 4th Wednesday at 9:30 am. You can also view the agenda on line at [tamarac.org](http://tamarac.org) and email the Commission to voice your concerns at:

[Michelle.Gomez@tamarac.org](mailto:Michelle.Gomez@tamarac.org)

[Marlon.Bolton@tamarac.org](mailto:Marlon.Bolton@tamarac.org)

[Morey.Wright@tamarac.org](mailto:Morey.Wright@tamarac.org)

[Krystal.Patterson@tamarac.org](mailto:Krystal.Patterson@tamarac.org)

[Kecia.Daniel@tamarac.org](mailto:Kecia.Daniel@tamarac.org)

To show you that your voice makes a difference, we were able to successfully move Public Participation back to the beginning of the meetings, rather than at the end. Way to go! Public outcry made a difference. However, because of the public outcry and anger at it by two of the Commissioners, Commissioner Bolton successfully limited speaking back to 3 minutes from 5, and wanted to take away our right to speak at 1st readings that was recently granted. Thankfully, Commissioner Wright said no to the second one. We must stay vigilant!



## Your 2025 Board of Directors

There is still one open position. Please consider helping our community by filling the Vice President position whose main responsibility is handling violations.

- Sheriza Waith      President      Swaithms4@gmail.com      954-907-2395
- **Vacant**      **Vice-President**
- Sandra Sanders      Secretary      Ssandersms4@gmail.com      954-439-5440
- Deborah Matthias      Accounts Receivable      Drosems4@gmail.com      305.303.6417
- Cheryl Furman (pending)      Accounts Payable      Cfurmanms4@gmail.com      860-559-2071
- Stephen Hartner      Civic Treasurer      Shartnerms4@gmail.com      201-739-1075
- Tony Jones      House Chair      Tjonesms4@gmail.com      954-632-9013
- **Vacant**      **Maintenance Chair**      **954-733-3009**
- John Kilbane      Social & Recreation Chair      JKilbanems4@gmail.com      754-252-7205

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

**Questions? Mainlands email: Mainlandsms4@gmail.com**

**Website: [www.Mainlandssection4.org](http://www.Mainlandssection4.org)**



### *Those we've lost... \**

**Joseph Armenia** Born 3/21/1941 in New York, New York passed away April 13th. Joseph has been a resident of Mainlands IV since August 2014. Mr. Armenia is survived by his partner and spouse of 12 years, Terry Byrd, His Niece Joann Ledetsch of Long Beach, NY, and Nephew Ed Abbandando of Boca Raton, FL.



***'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)***

\* This feature of our newsletter has not been in here recently, but we would like to be able to notify our neighbors and honor their memories. If you have lost a member of Mainlands 4, please let us know so we may honor them. If you would like to add a small obituary, we'd be glad to add it here. Please send an email to Mainlandsms4@gmail.com to be included. Thank you.

### **RESIDENTS' CLASSIFIED**

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

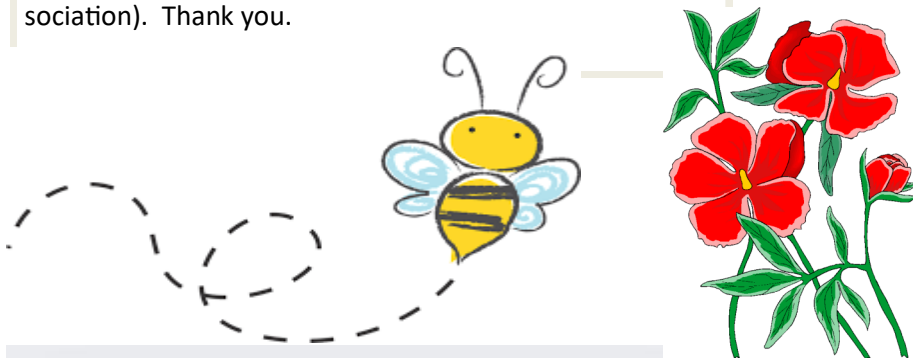
Please have your ad to Kate at the HOA Civic Meeting or emailed to her by that date to make it into the following month's Reporter.

### **ADVERTISING RATES FOR THE REPORTER**

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

SIZE:		MONTHLY	ANNUALLY
Business Card	Resident	\$12	\$100
	Non-Resident	\$17	\$148
Quarter Page	Resident	\$20	\$175
	Non-Resident	\$27	\$238
Half Page	Resident	\$37	\$328
	Non-Resident	\$45	\$400
Full Page	Resident	\$72	\$643
	Non-Resident	\$80	\$715

Please have your ad to Kate at the HOA Civic Meeting or by email (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.



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North Tamarac, FL 33319



**Mary Farrelly, Realtor**  
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