

THE REPORTER

Clubhouse Chatter Cafe

We invite all interested
to the Early Morning
Coffee Chatter Group
Tuesdays 8-9 am



Safety 1st , 2nd and Last. Please lock the clubhouse doors, including bathroom doors, as you enter and leave and turn off all lights.

President's Report:

Just MAYbe this year is going to be better! It seems that way. 2022 has seen fewer lockdowns and masks as well as fewer deaths. All good things. Now maybe we can get back to socializing more regularly.

But that brings me to my next point.... Did you know the number one factor to longevity (living a long life) is socializing with others? Seriously, it is the number one factor according to research. That's why we need a Social Committee (if not a Social Chair) to get things back on track. We would love to get back to monthly breakfasts, dinner dances at least every other month, and some BBQs, maybe an Outdoor Games night! (We can even have teams! Remember field days at school? Let's do it! We are not too old!

Would you be willing to be on a committee? If not over all events, how about one? Would you organize the/a monthly breakfasts with a group to help? How about planning a dinner dance? You could just step up for one event, and others can help. Let's get this going, friends! We NEED each other! Please contact me with your interest and area where you can help.

Lawn and Sprinkler Maintenance

Our new lawn company started mid-April with the first lawn cutting, and April 18th with the first wet checks. According to Nanak's, the sprinkler system and sprinkler heads have been neglected for a very long time. We knew that, which is why we switched companies. They had to replace multiple valves and heads. They are not done. They are just getting started.

PLEASE GIVE THEM TIME to get things in order. We cannot expect miracles and "poof! Everything is working perfectly" on the first pass through. Until they are here a while, I suspect it will take them a few months to get things in order. Please be patient. Our faulty system did not happen

President's Report (continued)

but got this way through years of neglect. It will not be fixed overnight. So far they have fixed **187 sprinkler heads! And that was just the first visit! Sprinklers do come on 2x per week overnight.**

The same about leaving debris at homes. I did hear from someone who said that grass cuttings were not cleared and Nanak's was notified. They have been spoken to about this and will be on top of it. They are learning our layout and our homes. If you have any concerns when they leave a cutting, please let Tony know and he will contact our Account Manager. No one should approach an employee of Nanak's while they are here (except maybe to say hi or offer some water). That is why we have an Account Manager, to handle things and we will respect their system of business and show them respect as well.

New Attorneys and Legal Firm for Mainlands Four

We are delighted to welcome Straley| Otto as our new legal firm. They promise quick and responsive representation, and we will hold them to it! That also means there will be much faster processing of late maintenance fees to collections and violations of homeowners to be addressed legally when homeowners do not comply. So, if you have anything you have not taken care of or monies owed to the association, we are giving you fair warning. I'm sure you do not want to add legal fees to these issues, as that is what will happen.

Bessemer Family Group (Update on Clubhouse Ownership)

As you know (or may not know if you are newer to our community) we do not own our Clubhouse. When the Recreation Lease was established, each homeowner was to pay \$10 per month and that lease ended July 2018. Unfortunately, some homeowners did not pay their portions of their lease, either in part or in whole. That meant, and still means, we cannot take ownership of the Clubhouse until they pay their leases. While we have made great progress in the last few months reducing the amount owed from almost \$15,000 to \$9,040, we still have 13 outstanding accounts.

Why is this important? Because without ownership of the Clubhouse, any money we put in does us no good as far as assets. If we have a hurricane that damages a great deal of the property, we have no assets with which to borrow money against. If we replace the windows (which we are looking into doing), we are fixing someone else's property. So please, if you are one of those homeowners with outstanding debt, we ask you to pay off your amount. (If you did not receive one of the letters I sent out, then you are free and clear). In the end, this helps us all and helps our community which we love to be more solvent and financially secure.

As always, please be sure to read the entire newsletter so that you are informed. There is a lot to review.



All the best! And see you at the May meeting! Oh, and have a safe and healthy Memorial Day!

Respectfully, Kate Johnson

\$25 fine to be imposed

New Fines Being Instituted for Parking Violations and Unauthorized Work Performed

As you were informed last month, beginning April 15th the Board has instituted a fine of **\$25 for parking on the grass**. You will receive one courtesy notice and then any subsequent violations will be fined \$25 per violation. This assessment will go against the homeowner, no matter who is parking illegally. It is the homeowner's responsibility to make sure any visitors or vendors park correctly.

Additional fine: Some homeowners have been starting or completing alterations to the exterior of their homes or lots without first obtaining Board approval, which is required by our Governing Documents. In order to enforce our Governing Documents and this provision, which is legally required. The Board adopted the following measure:

"Any variation to a house or its property that requires Board Approval according to our Governing Documents, must have written Board approval prior to the commencement of the work.

Starting June 1, 2022, anyone violating this procedure shall incur a \$25.00 fine per violation up to \$100.00. Additionally, all work must cease and desist until approval is granted."

As with any fine, the homeowner or occupant may appeal the fine. FL 720.305 states, in part:

"A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days' notice to the parcel owner and, if applicable, any occupant, licensee, or invitee of the parcel owner, sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board ... If the committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension may not be imposed. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board. If the proposed fine or suspension levied by the board is approved by the committee, the fine payment is due 5 days after notice of the approved fine is provided to the parcel owner and, if applicable, to any occupant, licensee, or invitee of the parcel owner. The association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any occupant, licensee, or invitee of the parcel owner."

Therefore, any owner or occupant who receives notice of the fine will also receive notice of the hearing date. If they wish to attend the hearing, they may do so.

The remedy for this is easy, fill out an Application for Landscape or Home alterations and submit to the office for the Board to review. Wait for it to be returned before starting any work.

2022 Rules and Regulations and Email Addresses



As you know, the updated Rules and Regulations are in effect. If we have your email on file, you received a copy of them by email. If you did not receive a copy by email, that means we do not have your email, so please either drop it off in the office or email me so we can add it to our records.

In the meantime, if you would like a printed copy of the **2022 Rules and Regulations**, you can stop by the office **Thursdays or Saturdays between 9 am and 11:30 am**. Debbie will be happy to help you with your copy. She will also take your email address for our records and any other updated information you may have.

They are also available on our Website at **mainlandssection4.org**, or by email if you send a request to **katejohnsonms4@gmail.com**.

Estoppel Fees

When a house is sold, the title company does a search to make sure there are no outstanding liens or monies owed. One way they check this is through the Estoppel. They send us our fees (\$150 for regular, \$250 for rush) and we complete the Estoppel. According to the statute, we could actually charge more money not only for the Estoppel but an added fee if the account is in arrears, but we have chosen that these fees are sufficient to cover our costs and supply the estoppel.

However, **if the sale falls through**, the title company is entitled to a refund for the costs spent. To this point, we have just been returning the fees and absorbing the costs. From this point forward, we will be following FL Statute 720.30851 which states that if “the sale did not occur from a payor [title company] that is not the parcel owner, the fee shall be refunded to that payor [title company] within 30 days after receipt of the request. **The refund is the obligation of the parcel owner, and the association may collect it from that owner in the same manner as an assessment as provided in this section.** The right to reimbursement may not be waived or modified by any contract or agreement.” Therefore, the Board has adopted that **any future sales where this occurs will have the amount added to the property owner’s account as an assessment.** Should you have a question about this, please ask.

Also, please remember that if you are putting your house up for sale, the office/Board must be notified so we can inspect the property for sale. Thanks!



Civic Meetings

Two things to address here...

First, Jazzing up the Civic meeting! How about a time of socializing after? How about a raffle or two? Refreshments instead of just ice cream? These are some of the ideas being tossed around. Want to help? Let us know if you can help plan one of them or be on a committee for this purpose. We can think of a jazzy name for the committee (Jazz-yer-meeting?) Please come to the May meeting and find out what it will be! It's a surprise!



Second, we have been discussing whether it is advantageous to **reduce our amount of Civic meetings** in order to increase participation. We have not had a quorum in a few months. Maybe we don't need them as often. So we have suggested cutting Civic meetings to five (5) times a year – January, March, May, September, and November. Of those in attendance at April's Civic meeting, only one opposed this change. What are your thoughts?

And speaking of May's Civic Meeting

... SURPRISE SIGN IN GIFT!



We need your vote regarding a change to our Civic Meetings. A quorum is needed to approve this change; so please come as this affects all of us. We are offering a surprise gift to the lucky winning number in the Free Raffle (ticket received at sign-in and if you attend by Zoom, we will save you one so everyone has a chance to win!).

It's a worthwhile gift that you will be happy to receive if you are the lucky winner. We are also offering dessert after the meeting, so stay around for a little socializing.

Reminder Note:

**No meetings in June, July , or August except if a special meeting is needed.
Enjoy your summer!**



DEPARTMENT of BIOLOGY: OUR INSECT FRIENDS. DID YOU KNOW THAT WE HAVE INSECT FRIENDS THAT HELP OUR FLOWERS AND SHRUBS?

Also please be aware that the larvae are actively eating leaves. This is not a bad thing!

THE HONEY BEE



THE TIGER SWALLOW TAIL BUTTERFLY



THE MOTH.

These pollinators are NON-MIGRATORS, and so we have them all year round.

Have a Maintenance Account question?

Contact Sheriza Waith at swaithms4@gmail.com or by phone at 954-907-2395

Upcoming Board Meeting and Civic Agenda

(not an exhaustive list)

- ♦ Consider changing Civic Meetings to September, November, January, March and May
- ♦ Various issues



And don't forget Party Time at the Civic Meeting.

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

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



And you count in the Quorum! Notice new meeting IDs

Board Meeting: Time: May 11th, 2022 @ 7:00 PM Eastern Time

Zoom **Meeting ID: 852 8322 9937** **Passcode: 739900**

Civic Meeting: Time: May 18th, 2022 @ 07:00 PM Eastern Time

Zoom **Meeting ID: 881 5112 8693** **Passcode: 634493**

Weekly and Monthly Events

Free Tuesday Morning Coffee

Tuesday 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 Wednesdays (this month May 11th)

Board Meetings @ 7 pm

3rd Wednesdays (this month May 18th)

Civic Meetings @ 7 pm

Saturdays at the Clubhouse (canceled until further notice)



Veteran's (and significant others) Meeting: 10am-12noon June 4th

Pool and Clubhouse remain available for use (of course using **mandatory safety guidelines**) .

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

FYI: FDOT Broward County Traffic Impact Report

April 29, 2022 through May 6, 2022 (this is a continuous project so check the listed websites for daily information)

For around-the-clock, real-time, traffic information, visit www.fl511.com. For updated lane closure information, please refer to www.d4fdot.com. Follow us on Twitter and Instagram @MyFDOT_SEFL, and Facebook @MyFDOTSEFL. This is a partial list.

I-95 from south of Broward Boulevard to north of Commercial Boulevard in Fort Lauderdale (95 Express Phase 3A-1)

- I-95 will have three lanes closed in each direction, 9 p.m. until 5:30 a.m., Sunday through Thursday. The first lane will close at 9 p.m., the second lane will close at 9:30 p.m. and the third lane will close at 10 p.m.
- I-95 in both directions, from south of Davie Boulevard to north of Commercial Boulevard, will have intermittent shoulder and ramp shoulder closures, as needed, daily and nightly.
- **I-95 Northbound Full Closure Advanced Notice:** I-95 northbound lanes at Sunrise Boulevard will be closed to traffic overnight, Monday, May 16 through Thursday, May 19 for overhead sign structure installation. The first lane will close at 9 p.m., the second lane will close at 10 p.m., and all lanes will be closed by 11:30 p.m., reopening by 5:30 a.m. Traffic will be detoured via Sunrise Boulevard, Powerline Road and Oakland Park Boulevard. FHP will be onsite to assist motorists.

(Continued on next page)

I-95 closures continued:

- Oakland Park Boulevard will undergo a full nightly closure, 10 p.m. until 6 a.m., Sunday through Thursday, for new bridge construction. Traffic will be detoured via Commercial Boulevard, N. Dixie Highway and Oakland Park Boulevard.
- Powerline Road at I-95 will undergo a full nightly closure, 10 p.m. until 6 a.m., Sunday through Thursday, as needed for bridge construction. Traffic will be detoured via Commercial Boulevard, N. Dixie Highway and Oakland Park Boulevard.

Drive safely!

Memorial Day (originally known as **Decoration Day**) is a federal holiday in the United States for mourning the U.S. military personnel who have died while serving in the United States armed forces. It is observed on the last Monday of May. It was formerly observed on May 30 from 1868 to 1970. (Wikipedia). We thank them for their service.



Your Mainlands Four Board of Directors for 2022

• Kate Johnson	President	KateJohnsonms4@gmail.com	305-490-1778
• Vacant	Vice-President		
• Sandra Sanders	Secretary	Ssandersms4@gmail.com	954-439-5440
• George Johnson	Accounts Payable	Gjohnsonms4@gmail.com	954-536-8459
• Sheriza Waith	Accounts Receivable	Swaithms4@gmail.com	954-907-2395
• Stephen Hartner	Civic Treasurer	Shartnerms4@gmail.com	201-739-1075
• Jerry Faust	House Chair	Jfaustms4@gmail.com	941-276-7527
• Tony Spada	Maintenance Chair	Tspadams4@gmail.com	954-733-3009
• Terence McCaffrey	Publicity Chair	Maccaffreyterencems4@gmail.com	646-409-9680
• Vacant	Social & Recreation Chair		

**Remember, we are all volunteers who wish to bring compassion and unity to our community.
Please help us in doing so.**

Additional Volunteers:

• Jim Cogswell Librarian 954 999 5464

Office Number: 954.733.3009

Office emails: mainlandssec4interview@gmail.com | mainlandsms4@gmail.com

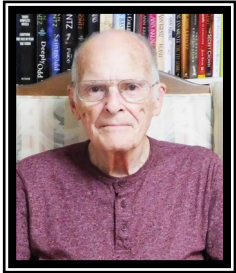
Website: www.mainlandssection4.org

Librarian's Report: Jim Cogswell

You can reach Jim at 954—999 5464

COME TO YOUR LIBRARY where a lot of new books and over a dozen new puzzles have been added.

R. JACK PUNCH. I am reading my third book by R. Jack Punch, “**Adventures of SCUBA Diving in the Caribbean**” which has arrived recently as a donation to our growing library. I think that the R. Jack Punch books were contributed by his daughter who lives here among us, and did the job of running our Rummage Sale. **THANK YOU, JANE!**



Stuart Woods, “Family Jewels”. Lawyer Stone Barrington’s new client, a lady of considerable wealth, requests to hire him. He consents, but her friendship turns into a quick series of murders and chases that seem to never stop. His involvement includes Stone’s world-wide properties, travel to Europe, and to our West Coast, but also follows the murderer’s trail.

The plot moves fast and it easily keeps your attention. I highly recommend it.

EDITOR’S NOTE: We conducted a brief survey of the books in our library shelves, and found the following trends.

- The majority of books are paper back. Perhaps 10 to 15 % are hard cover.
- The majority of books are single-author series of novels in the mystery / thriller genre.
- Single—author series tend to occupy entire shelves: for example J.D. Robb, Nora Roberts, Tom Clancy, James Patterson, and others mentioned last month, e.g. Pretzky, et al

WE HAVE **SOME LITERARY GEMS** from contemporary and traditional American Literature, nestled among the many mystery / thriller genre novels.

Some are handsomely bound volumes, and some are aged paperbacks with embrittled yellow pages. Here is a small selection :

Madeleine Albright, Prague Winter; Henry James, Portrait of a Lady; James Michener, Hawaii; J.R.R. Tolkien; Lord of the Rings; Amy Tan, Saving Fish; Margaret Mitchell, Gone with the Wind; Laura Hilbrand, Unbroken.

Reminder! Next Veterans’ Meeting is

June 4th from 10-12!

All Mainlands (1-5) Veterans and partners invited.





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.
NONE That We KNOW OF... IF WE MISSED SOMEONE PLEASE LET US KNOW.



WELCOME TO THE NEIGHBORHOOD!

Norma Martinez 4717 NW 44 Ct.

If you notice any issues with the Clubhouse or the pool, please contact Jerry Faust, our House Chairperson, at jfaustms4@gmail.com or by phone at 941-276-7527.

MEET OUR NEW LANDSCAPERS! THE MERRY CREW at NANAK'S LANDSCAPING IS ON THE JOB!

HURRAH! HURRAH!

Did you know that last month the irrigation team repaired/ replaced/cleaned out 187 sprinkler heads??? We definitely have some work to do to get them in shape.



Please note: Our previous irrigation person turned off the Tuesday/Friday morning sprinkler times that let homeowners know how their sprinklers were working. We have asked Nanak's to turn them back on so you can see what is going on and let Tony know.





WEST BROWARD INTERNAL MEDICINE

SHAHRAH MABOURAKH, M.D., P.A.

Certified American Board of Internal Medicine

PATRICIA PEREZ, M.S.N., A.R.N.P.

Nurse Practitioner

MATTHEW WOLLAND, M.S.N., A.R.N.P.

Nurse Practitioner

We participate with HUMANA GOLD PLUS, CAREPLUS, and traditional MEDICARE plans

Address: 6451 West Commercial Boulevard, Tamarac, FL 33319

Phone: 954-720-1414

<https://www.westbrowardinternalmed.com>

Our services: INTERNAL MEDICINE, PRIMARY CARE, GERIATRIC MEDICINE, ANNUAL PHYSICALS, FULL LABORATORY TESTING, ADULT IMMUNIZATIONS, PREVENTATIVE HEALTHCARE, PRE-OPERATIVE CLEARANCE, EKG, OXIMETRY TEST

****This is a Paid Advertisement, not an endorsement by Mainlands Section Four or its affiliates.**

RESIDENTS' CLASSIFIED

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

Please have your ad to Terence at the HOA Civic Meeting or emailed to him 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	\$10	\$ 80
	Non-Resident	\$12	\$108
Quarter Page	Resident	\$18	\$162
	Non-Resident	\$22	\$198
Half Page	Resident	\$35	\$315
	Non-Resident	\$40	\$360
Full Page	Resident	\$70	\$630
	Non-Resident	\$75	\$675

Please have your ad to Terence 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.

For Sale!

or

Here's my business!

YOUR AD Could be HERE!

Just think of the neighbors you would reach!
Contact Terence at 646-409-9680 or by email
at maccaffreyterencems4@yahoo.com
for more information.



George W. Johnson
Realtor.

GeorgeWJohnsonRealtor@gmail.com

Your friendly Mainlands neighbor!



LOKATION®
REAL ESTATE

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



Cell: 954.536.8459

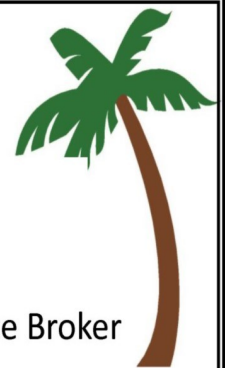
Office: 954.545.5583

Fax: 888.972.1653

TT&S Printing

954-741-5776 • Fax: 954-741-2419
4925 N. University Drive • Lauderdale, FL 33351
Email: info@ttsprinting.com
www.ttsprinting.com

Scott Mangione



C G BAKER REALTY

A Florida Licensed Real Estate Broker

CYNTHIA G. BAKER

Broker/Realtor

Consulting, Residential, Commercial & Management



(954) 319-5587

cgboffice@comcast.net