

THE REPORTER



President's Report:

Election time is here, both for our community in Mainlands Four and our larger community of citizenry. Some will be happy with the outcome, some will not. But in all things, we should keep the mindset that we can agree to disagree and still be friends. We can disagree without being disagreeable. That's what has been the cornerstone of this country for years.

I thought it may be a good time to review some accomplishments of the last year that we have done as a Board that have improved our community.

1. Bessemer and the Clubhouse! We are almost owners of our Clubhouse! I have worked diligently to get owners that owe or owed money to pay their share. Most have stepped up and done so, which has lower the amount owed in order to gain title. I have now negotiated with Paul Bessemer for a payoff balance and our attorney is drawing up the papers. Once we take ownership and assume the debt owed as assessments, owners who still have an outstanding balance will receive notice that they have 30 days to pay the balance or else we WILL lien their properties. So take heart, no one is getting away with not paying.

And once we take title, we will be having a party! So stay tuned for that notice!

2. Zoom – Our meetings are now held by Zoom as well as in person. Doing so allows anyone to attend and be counted toward the Quorum and voting (except elections) for Civic meetings. The meeting and Zoom details are always posted in the newsletter, so feel free to join us either in person or by Zoom.

3. New Attorneys – we had many complaints about our previous attorneys, how they were slow to move on things and charged us large amounts. I am happy to report our new

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President's Report (continued)

attorneys, Straley and Otto, have been phenomenal. They are responsive to our needs, have been very proactive on cases, and aren't nickel and diming us for every email and call. I look forward to computing the difference in costs at the end of the year.

4. Civic Meetings – In an effort to be more conscious to the needs of the community, we have reduced the number of Civic meetings to 6 (Sept., Oct., Nov., Dec, Jan., Feb.) rather than 9. We are hoping this will encourage more attendance at the ones we do have. PLEASE BE SURE TO ATTEND THE NOVEMBER MEETING AS THE ELECTIONS TAKE PLACE AT THAT MEETING. While you can attend by Zoom, you cannot vote by Zoom for elections. Those must be paper ballots that will be explained in more detail later.

5. Communication – I have tried to improve communication in the community through email notifications. I have gotten feedback that most people appreciate being in the loop on many issues that occur between Newsletters. I want to expand this to include as many residents as possible, so if we do not have your email in our database or you haven't received the email updates and notifications, please send your email address to me at katejohnsonms4@gmail.com and I will make sure our database is updated.

6. Reserve Study and Account – We had a Reserve Study done that let us know where we stand with our equipment and building. It also showed us approximately how much money we should have in Reserves. To that end, the Budget was adjusted accordingly and the Treasurer of Accounts Payable has been transferring **\$1824** each month from the Trust Account to the Money Market (Reserve) Account. That has left us in good financial standing for repairs.

7. Irrigation and Landscaping – We received so many complaints about our previous companies that residents said they stopped complaining as it did no good. Residents even stood up at every meeting to state how unhappy and dissatisfied they were. So the obvious choice was to look for new companies. The Board interviewed three companies and chose Nanak's. They asked us to give them 6 months to turn things around, which we have done. While some things have improved (we actually have a green back yard for the first time since moving here), there are still issues. I hear complaints and compliments. Some believe their lawns have never looked better, others that there is much to do, especially with irrigation. Contrary to rumors, I have been on top of Nanak's and they know they only have 30 more days to get it together or we will look for new companies. So while there has been progress, we are still working on what is best for the community. As an aside, I also hear rumors that we pay them thousands... they actually are less expensive than our previous companies in total, but if they are not doing the job, we need to look elsewhere. And we will. We have checked out the companies Mainlands 1 & 2 and Mainlands 3 use, and they are both much more expensive. But we will continue to do what is best for the community as a whole. I'd love to hear your thoughts on what has been improved and what has not. You can email me at katejohnsonms4@gmail.com.

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President's Report (continued)

8. Pro rata share – While not everyone would consider this an accomplishment, it is. According to our Bylaws, everyone shares equally in the cost of maintaining the Clubhouse, common area, equipment used, and services provided. This means that everyone's Maintenance fees should be the same. We brought everyone up to the highest monthly fee that was being paid at the time, which was \$75. To that end, some fees went up this year and others remained the same. This also put us in good financial standing to meet our yearly obligations.

9. Collections – Through diligence, the Treasurer of Accounts Receivable and bookkeeper have been able to reduce the monies owed to the Association and collect fees on arrears. This has put us on a much better financial footing.

I hope you will agree that these accomplishments (and many others) have been an asset to our community. If not, I'd love to hear from you. In the meantime, we will continue to do what we believe is best for the community to protect our individual and corporate interests in a fiduciary responsible manner.



I pray you have a great Thanksgivings filled with blessings, joy, and good health!

Kate Johnson, President

A Special Thank You

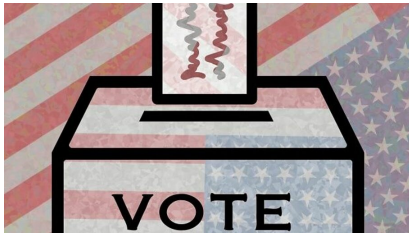
Thank you to Claudia Stoner (561.281.2646), Judy Mulhearn (954.484.1748), and Diana Christian (305.308.0434) for volunteering to be the Nominations Committee. They diligently worked collecting names and reaching out to anyone they felt might be interested in serving. It is not too late to throw your hat into the ring as there are still open positions. In addition, you are more than welcome to run against anyone now serving. Every position is open for service. Please be sure to contact any of them if you are interested.

If you want to know more about any position, feel free to reach out to anyone on the Nominations Committee. The basic job descriptions are also written in our Bylaws.

Remember, elections take place at the November Civic Meeting on the 16th! Please be sure to attend and have your vote and voice count.



Election and Voting Procedures



All members of the association are eligible to serve on the board of directors, and a member may nominate himself or herself as a candidate for the board at a meeting where the election is to be held, (FS 720.306, 9(a)).* For voting, only one vote may be cast per lot or household.

If you cannot attend the November Civic Meeting, which we hope you can, you can still vote for the upcoming slate of Nominees. However, the Statute (FS 720.306) and our Documents (Bylaws Article IX and Declaration of Restrictions Article X) dictate how **absentee election ballots** are handled and submitted. Therefore, we will outline the proper procedures that we will be following. Note: If you do not handle it properly, your vote will not count. Please keep this in mind.

Procedures for procuring a ballot:

- 1. Ballots must be requested from the Secretary (Sandy Sanders). Any copies not obtained through the Secretary will not be counted.**
- 2. Once completed, the ballot is put inside a plain white envelope and sealed. ****
- 3. That plain white envelope is put inside another envelope. That envelope is sealed and the person casting the ballot must sign their name and address over the seal. ****
- 4. The sealed and signed envelope is handed or mailed to the Secretary in person at least one day prior to the elections (November 15th). No one should be collecting ballots for others. *****
- 5. Once received, the Secretary will verify that the ballot is authentic and was requested and obtained through the Secretary by checking her list of requested ballots.**
- 6. At the Civic Election Meeting, the Secretary will check the received ballots against the attendance records to ensure that only one vote per lot will be cast. (F.S. 720.306, 8(b))**
- 7. The outside envelope will be removed and kept separately before the ballot is turned in to the Nominations Committee at the Civic Meeting so that all ballots remain confidential.**

*Keep in mind FS 720.306, 9, (b) also states that "An association may suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the association that is more than 90 days delinquent" and that if you are delinquent in any financial obligation, you cannot run for office.

**720.306, 8(b) such ballots must be placed in an inner envelope with no identifying markings and mailed or delivered to the association in an outer envelope bearing identifying information reflecting the name of the member, the lot or parcel for which the vote is being cast, and the signature of the lot or parcel owner casting that ballot."

***Declaration of Restrictions, Article X- "Voting privileges of members shall be limited to one vote per household and may be cast... by absentee ballot, if requested, and obtained from, and returned to, the Secretary of the Association at least one day prior to the voting date. Absentee ballots that have been timely submitted to the Association shall be considered the presence of the voting interest at a Membership meeting for the purpose of quorum."

2023 Nominations / Slate

You will notice we still have vacancies. You can run for either of these positions or any other position.
Please notify the Nominations Committee of your interest.

President:	Kate Johnson	_____
Vice-President:	_____	_____
Secretary:	_____	_____
Maintenance Chair:	Blair Chistophe	_____
Treasurer / Civic:	Stephen Hartner	_____
Treasurer / Receivables:	George Johnson	_____
Treasurer / Payables:	Sandra Sanders	_____
House Chair:	Jerry Faust	_____
Social & Recreation Chair:	Sheriza Waith	_____

A special Thank You to all who served during 2022. These are all volunteers who willingly give their time and talent to these positions.

Your Mainlands Four Board of Directors for 2022

• Kate Johnson	President	KateJohnsonms4@gmail.com	305-490-1778
• Paul Moore	Vice-President	Pmoorems4@gmail.com	954-254-4559
• 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

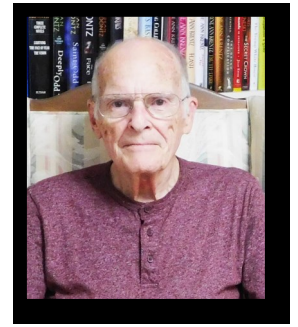
Office Number: 954.733.3009

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

Website: www.mainlandssection4.org

FROM OUR LIBRARIAN JIM COGSWELL for NOVEMBER 2022

After sending me the first novel by **Patrick O'Brian**, "**Master and Commander**", my wife's son-in-law from Washington State also sent along the second and third book in the series: "**Post Captain**", and "**H.M.S. Surprise**". The first book, "**Master and Commander**" was a challenge to finish, with so many characters it made the story line confusing, and a bit dull. However I was told that the second book, "Post Captain" is a bit livelier. I am in the process of reading that one and yes, it is a better story line. I am told that the other members in the series get better and better.



This book has started with a ship's Captain (Jack Aubrey) and Crew preparing to continue fighting England's naval role in the Napoleonic war. They prepare to encounter the enemy, when a skiff from the enemy's ship approaches waving a "Truss" flag. They board the ship and inform the Captain that a "Truss" has been established between the two countries. Everyone in the crew starts discussing what their future will be - a lay-off? a change of rank or location? a different Captain with different rules? a different occupation? or go to a new country's navy, a change of financial income, and how that will affect their wives! etc., etc., etc!

There are many new books and puzzles in the library so there is plenty to keep you busy. There will always be newer books written, especially after the mid-term elections on Nov 8. We always welcome getting your contributions. Good Reading!

Where can you serve????

While we are going through elections, if you do not feel called to serve on the Board, there are other areas to serve. At the beginning of each year, all committees are reappointed and positions filled. Where can you help your community?

These are some of the committees on which people can serve:

Social (to help plan and carry out functions)

Fining and Suspension (to hear appeals to fines, meets monthly)

Maintenance / Architectural

Publicity (which includes Block Captains)

Hurricane Preparedness (helping neighbors who need it)

Clubhouse (helps prepare or assist when needed)



If you are interested in serving, please let the Chair for that committee or the President know and your name will be brought to the Board for consideration and appointment. If you can think of other committees that will help our community, let us know. (For instance, I'd love to take out the bushes in front of the Clubhouse and add some colorful flowers and plants, but that would take a committee to keep up with it. If that interests you, please let me know!)

Let's fill every position! Let's make this a productive and fun year!

Bingo!



Did you know that there is a State Statute that regulates Bingo? I didn't! But there is. I am sure no one else knew either! I am all for Bingo starting, we just have to do it legally. Once you know something exists, you can't look away. Not only that, it is criminal to do so. First offense is a misdemeanor. Second offense is a felony. So here is the statute (relevant sections):

849.0931 Bingo authorized; conditions for conduct; permitted uses of proceeds; limitations.—

(4) The right of a... homeowners' association... to conduct bingo is conditioned upon the return of the net proceeds from such games to players in the form of prizes after having deducted the actual business expenses for such games for articles designed for and essential to the operation, conduct, and playing of bingo. Any net proceeds remaining after paying prizes ... to be used in such recipient organization's charitable, civic, community, benevolent, religious, or scholastic works or similar ...

(5) Except for instant bingo prizes,... a jackpot shall not exceed the value of \$250 in actual money or its equivalent, and there shall be no more than three jackpots in any one session of bingo.

(6) Except for instant bingo,... the number of days per week during which organizations authorized under this section may conduct bingo shall not exceed two.

(7) Except for instant bingo prizes,... there shall be no more than three jackpots on any one day of play. All other game prizes shall not exceed \$50.

(8) **Each person involved in the conduct of any bingo game or instant bingo must be a resident of the community where the organization is located** and a bona fide member of the organization sponsoring such game and may not be compensated in any way for operation of such game. When bingo games or instant bingo is conducted by a charitable, nonprofit, or veterans' organization, the organization conducting the games must designate up to three members of that organization to be in charge of the games, one of whom shall be present during the entire session at which the games are conducted. ... A caller in a bingo game may not be a participant in that bingo game.

(14) Any organization or other person who willfully and knowingly violates any provision of this section commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083. For a second or subsequent offense, the organization or other person commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

What that means is to restart Bingo, we need three Mainlands Four residents to be the Bingo committee to oversee the games. We also need a tracking system created to assure we are following the statute and tracking all monies collected and spent.

Are you interested in helping? If so, we can get Bingo going again!

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 November 9th)

Board Meetings @ 7 pm

3rd Wednesdays (this month November 16th)

Civic Meetings @ 7 pm

Bingo (canceled until further notice)



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

Pool and Clubhouse remain available for use (of course using **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.

Upcoming Board Meeting and Civic Agenda

(not an exhaustive list)

- ◆ **Nominations Committee Report (please volunteer to serve)**
- ◆ **Elections (at Civic Meeting)**

If you cannot attend in person, you can attend by Zoom. Your attendance and vote counts toward our quorum. (Your Zoom vote does not count for elections, though, as they are confidential and by paper ballot. Therefore, your vote must be in person or by absentee ballot.)



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



And you count in the Quorum! Notice new meeting IDs

Board Meeting: Time: November 9th, 2022 @ 7:00 PM Eastern Time

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

Civic Meeting: Time: November 16th, 2022 @ 07:00 PM Eastern Time

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

Save the Date... and your dancing shoes!

50's Sock Hop! With live DJ!



November 12th!

From 6:30 to 10:00 pm

\$12 per person



Come dressed as your favorite 50's personality or style!



Tickets on sale at the Clubhouse

November 5th and 6th from 9 to 11 am

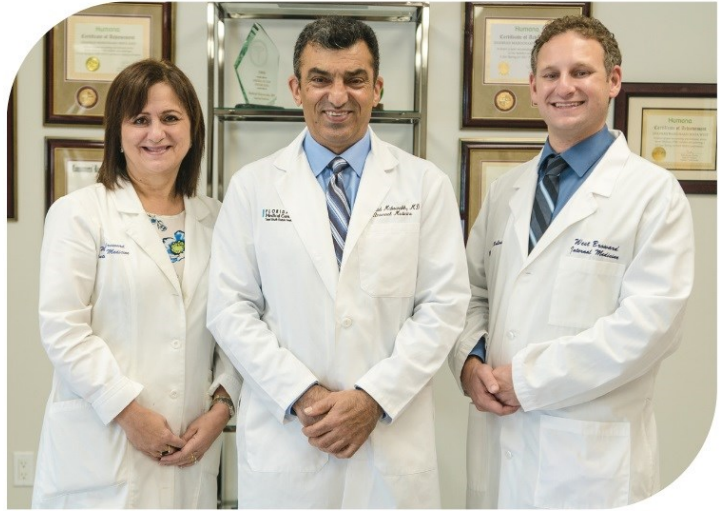
If you would like to help with
planning or volunteering, please contact

Sandy Sanders at

ssandersms4@gmail.com or by phone at 954.439.5440



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Patricia Perez
Nurse Practitioner

Shahrad Mabourakh
M.D

Mathew Wolland
Nurse Practitioner

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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 we know of...

'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!



Santiago Espinosa and Harvey Soto 4711 NW 44th St

Noreen Murphy 4629 NW 45th Court

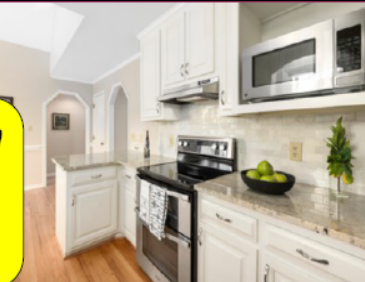
Ramon Barco and Aitza Vidot 4721 NW 44th St

Stuart and Tamara Farinha 4630 NW 44th St

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Plantation
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Plantation, Florida 33324



Important Notice!

We have made some changes in reporting lawn and sprinkler issues. Please direct all issues to Suzanne Johnston so she can contact the proper personnel. You can still call the maintenance line at 954-733-3009 and it will be directed to her or contact Suzanne at sjohnstonms4@gmail.com or by phone or text at 954-868-2048. 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 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 (maccaffreyterencems4@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.



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



Cell: 954.536.8459

Office: 954.545.5583

Fax: 888.972.1653

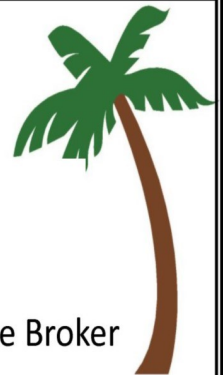
GeorgeWJohnsonRealtor@gmail.com

Your friendly Mainlands neighbor!

Scott Mangione

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