

THE REPORTER

DECEMBER

MAINTENANCE FEES WILL BE \$115 PER MONTH BEGINNING JAN. 2026 (SEE PRESIDENT'S REPORT FOR MORE DETAILS)

CLUBHOUSE CLEANING SERVICES NEEDED

We want to give a heartfelt thank you to Rosanne and Charles Hibbert who have wonderfully cleaned our Clubhouse this past year. Their commitment was unmatched! However, they are not able to continue. So we are in need of someone to clean the Clubhouse weekly. If you or someone you know might be interested, or you know a great cleaning person, please contact Sheriza Waith at swaithms4@gmail.com for more details. It is important that we keep our clubhouse clean and well maintained. Please assist us in doing that.

BOARD POSITIONS STILL VACANT

When only one person agrees to fill a position, there are no elections. Again this year, we had no elections. We are very grateful to the residents who have volunteered to fill the positions needed. We want to thank Sheriza Waith (President), Sandra Sanders (Secretary), Cheryl Furman (Treasurer-Payables), Stephen Hartner (Civic Treasurer), Tony Jones (House Chair), and John Kilbane (Social Chair). They have agreed to stay on.

However, current open positions still exist. **Vice President** (in charge of violations), **Maintenance Chair** (landscaping and sprinklers) and **Treasurer Receivables** (maintenance fees) are in need of being filled. If anyone is interested, please speak to a Board member to find out about the job and responsibilities. WE NEED EVERY POSITION FILLED TO HAVE A SMOOTH RUNNING COMMUNITY. Please consider helping.

We also have many committee positions needing to be filled. If you would like to serve on a committee, please let a Board member know.

Reminder:

Next Board Meeting December 11th, 2025 at 7 pm

Next Civic Meeting January 21st, 2026 at 7 pm (No December meeting)

All residents are invited to both meetings.



President's Report

NOTE: The parking area and driveway at the clubhouse will be resurfaced soon so it will be unavailable for parking.

If you were at the Board or Civic Meeting last month, you heard that the Maintenance fees will increase by **\$5 per month**, meaning beginning January 1st, 2026, monthly fees will be **\$115**. That also means if you are late with your payment (after the 15th of the month), your payment will be **\$140**. **Budget was sent to all member emails and is available at the Clubhouse.**

Coupon books have been ordered and you will be notified as to when you can pick them up at the Clubhouse. They should be available mid December. For those of you who pay yearly instead of monthly, no coupon books have been ordered. We appreciate all who pay on time.

Remember, if you are **30 days late**, you receive a **30-Day Late Notice** and must pay the money owed, including late fees. If you do not pay by the end of that 30 days, your account goes into collections with the attorney. Once that happens, the HOA is no longer involved and the attorney handles all calls and payments until the account is brought current. In addition, **you incur all collections fees, which are at minimum \$600**. If the account is still not brought current, the HOA has an obligation (according to our governing documents) to place a lien on your home. If the lien is not settled, then it moves forward with foreclosure.

WE DO NOT WANT THAT TO HAPPEN!

PLEASE RESPOND WHEN CONTACTED!

If you do not respond to HOA letters, you risk the account going to collections. Maybe we made a mistake in our accounting. If so, bring proof of payment to the bookkeeper who is available Saturdays from 9am to 2pm. Communication is key!

The Board has approved hiring a **HOA Community Administrator**. With all the Florida Statute changes, we must keep up with the new requirements, including changes in violation procedures and updating and maintaining our website. Owners will have the availability to access many documents through a secure portal, including access to your account balances. We are hoping to add payment options, but that is still to be determined.

Board members need help and they cannot accomplish many things needed on their own. This position will also have weekly office hours which will assist our residents.

Should you have any questions regarding anything stated, please feel free to contact me or another Board member.

Lastly, whether you celebrate Christmas, Hannukah, Kwanza, or all three, may your days be filled with love, laughter, and peace this holiday season!

Respectfully, Sheriza Waith

**Mainlands 4 Office hours are
Saturdays from 9 to 2.**



Updated Reserve Study and Budget

As you may remember, a Reserve Study was done in 2021 to determine where our Reserve money stands and if we were funded sufficiently. Last year we increased the monthly amount to assist in covering sprinkler costs, such as new timers and clocks and large pipe breaks. It is recommended to do an updated study every few years to determine where we stand, and one was recently done. A copy was sent to all homeowners for whom we have emails. (as an aside this is an important reason to have an email on file). To fully fund reserves based on our property needs, the life expectancy of certain items, and the costs to replace or upgrade those items, we will need to save at minimum \$33,700 this year. Therefore, our monthly deposits into the Reserve Account will remain at \$4,000 per month.

We currently need a new a/c unit as it is 12 years old and not running, to resurface the pool which is past its life expectancy, resurfacing and repainting the parking lots, and upgrade windows on the Clubhouse. There are many expenses coming up and keeping the Reserves healthy allows us NOT have to assess homeowners for the costs.

No one wants an assessment! Including the Board! Therefore, we budget enough to cover unexpected expenses. So while your monthly fees go up each year to cover increased costs (and we hear FP&L is going up again this year), it helps us to pay the unexpected without going back to homeowners. Should you have any questions, please feel free to ask a Board member. Copies of the Budget were sent to homeowners via email and there are copies at the Clubhouse.

Community and Social Notes

Mainlands 4 has a **coffee hour** each **Tuesday morning** from 8 to 9 am at the clubhouse.

Tuesdays 7pm whist card game at Mainlands 4

December 18th at 6pm **Men's Club dinner dance**, open to all current Men's Club members and spouses. \$20 per person. Contact Yvon Gravelle at 613-864-4348 for more info.

The Men's Club at Mainlands. It meets during the months that our northern neighbors return. Any men wanting to be involved in the Men's Club can contact Yvon Gravelle at 613-864-4348. Next meeting Jan. 15th, 2026.

Tuesday December 16th at 2 pm: John Kilbane hosts a **book club** at Mainlands 4. The book club is held on the **third Tuesday** of each month. The book "The Beantown Girls" is the current book that will be discussed. Interested readers should contact John Kilbane at 754-252-7205 or at jkilbanems4@gmail.com and he will provide a book.

January 10th, 2026 from 9-11 am, Tickets on sale for upcoming **dinner dance January 17th.** (see flyer)

Mainlands 3 has a **card game (scat)** every Wednesday at noon.

Mainlands 5 has a **game night** every **Wednesday** at 6 pm and a coffee hour every Thursday at 8 am.

If there are any other ideas for Mainlands activities, please let me know. John Kilbane



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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

Your 2026 Board of Directors

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

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|-------------------|---------------------------|-----------------------|---------------------|
| • Sheriza Waith | President | Swaithms4@gmail.com | 954-907-2395 |
| • Vacant | Vice-President | | |
| • Sandra Sanders | Secretary | Ssandersms4@gmail.com | 954-439-5440 |
| • Vacant | Accounts Receivable | | |
| • Cheryl Furman | 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

All Governing Documents and Rules and Regulations can be found on our website, as well as Approval Applications for planting (REQUIRED) and architectural changes (REQUIRED).