

THE REPORTER

**PRESIDENTIAL CALL
TO ACTION**
Page 2



Important Notice p. 2
Violations p. 3
Upcoming Events
p. 4 & 7

VERY IMPORTANT INFORMATION HERE AND INSIDE!

PLEASE READ THIS IMPORTANT REPORTER!

WE NEED YOU AT THE CIVIC MEETING!

The next Civic Meeting on **February 19th at 7 pm** is vitally important for you to attend. We need a quorum to move forward on these important items on the agenda, which require your vote:



Possibly Replacing one a/c unit (between \$7,000 and \$8,000). There is another one that may need repairs, but more information is being researched.

Repairing pool leaks and considering resurfacing. Cost to be determined.

Also on the agenda are:

Irrigation Pump Repair – will be approximately \$4100. This does not require a community vote as it is an emergency repair, but we do want to keep you informed.

Volunteers Needed! Because of the current configuration of the Board, volunteers will be a vital part of accomplishing projects this year! There will be a sign-up sheet at the Civic meeting, so will you help make phone calls? Help with violations? Special projects? Again, we need you!

Landscaping company We have contracted with Baywood Property Management, Inc. They will complete the first cut on January 31st, barring weather issues, and the second on February 17th. Please **do not speak to the workers**. If there is an issue, please call the maintenance line at 954.733.3009 and Dani Tucker will contact the company. They will be available at an upcoming Civic meeting to answer your questions





CALL TO ACTION

President's Report : Presidential Call to Action

As retiring President, I am advised to inform you that we need a qualified person to take the chair as President of the Board of Directors of Mainlands Section 4. I will be retiring February 4th, 2025

The state laws of Florida mandate that all HOAs must have a board of at least 3 members: president, secretary and treasurer. Our board has all but a president in the required positions. Without a president we have 2 choices. The first would be to hire a Property Management Company. The difference there will be between \$110 a month and up to \$200 a month in Maintenance Fees; And we would still need a president.

Or a Receivership: 714.12 Powers and duties of receiver. —

5) The association shall be responsible for the salary of the receiver, court costs, and attorney's fees. The receiver shall have all powers and duties of a duly constituted board of directors and shall serve until the association fills vacancies on the board sufficient to constitute a quorum and the court relieves the receiver of the appointment.

The difference between \$110 and the cost of a Receiver, not to mention the loss of control of our community, is more than I care to consider. With a full and willing Board of Directors, living within our community, the President's job is not difficult. Please, someone must come forward to continue being part of the management of our beautiful community and help it continue to be a desirable place to live.

With blessings and cheer for the 2025, I remain, Claudia Stoner, President

NOTE FROM THE BOARD: We also need a Vice President, whose main job is handling violations and stepping in for the President when they are not available. Please consider this important position.

IMPORTANT FLORIDA STATUTE NOTICE:

Pursuant to FL Statute 720, all residents are to be notified of where to find our Governing Documents, which are the Declaration of Restrictions, Articles of Incorporation, and By Laws. We are also governed by the Rules and Regulations. These documents can be found on our website at **www.mainlandssection4.org/docs-and-forms** or through the tab on our website **www.mainlandssection4.org** marked **FORMS & DOCUMENTS**.

We are also putting **important notices** on the website as required by this new statute change and it will help to keep the community informed! Check it out under the News and Notifications tab.



Reminder: you must request permission for any changes to your exterior,

including new plantings/trees bushes, widening driveways, or painting. If you do not seek the appropriate approval in advance, you will be subject to a fine of \$100. *

Please use the updated applications for landscaping and architectural changes that are on our website at www.mainlandssection4.org or near the office on the left wall. **Old applications will not be accepted and will need to be resubmitted.**

***Impact windows are excluded from this requirement as long as the frame colors are either white, black, or brown.**

Violations Will be Enforced: Driving around the community, we can see many violations that have not been addressed, from too many cars to building debris and items around the house to dirty awnings and sidewalks. PLEASE be sure to read the Declaration of Restrictions and Rules and Regulations and act accordingly. While the Florida Statute 720 has made some changes as to what constitutes a violation, many remain. We do not want to send letters and institute fines, but we will if necessary. PLEASE! Read the rules, walk around your house, and if need be, make corrections. Thanks.



Most Common Violations:

People living in the house who have not been approved (or more than 4 occupants)

More cars than fit in your driveway

Parking on the grass by homeowners and vendors

Not keeping bushes and plants trimmed below window height or weeded and well kept

Putting in landscaping without approval

Storing debris and items around your property in visibility to your neighbors

Using Clubhouse overnight parking without a permit from Board

Dirty driveways, side walks, roofs, and awnings (these are also city code violations)

Dogs off leash at any time (it is against City Code to let your dogs off leash, even in your front yard).

PLEASE help us to keep our community clear and clean as we do not want to hand out violations and/or fines, but we will if needed.

Upcoming Events

February 8th, 12-5 pm BBQ and Games \$10

Come enjoy some neighborly fun and food!

Ticket sales February 1, 2025 9 am – 12

Hamburgers and Hotdogs and the fixin's



Feb 14th at 7 pm Valentine's Day BYOB (no charge but donations welcome)

February 23rd Monthly Brunch 9am – noon \$8 at the door – with **special guest!**

Tamarac's **Mayor Michelle Gomez** will be stopping by from 9:30 to 10:30am so come say hi! She'd love to meet you!



March 15th Dinner Dance by the Canadian Connection! \$20

See page 7 for more details

March 23rd Sunday Brunch 9 am – noon, \$8 at the door

Activity ideas! Got Some?

Community Yard Sale in March! The last two years we have done a community yard sale since we no longer have the yearly rummage sale, which was a huge fundraiser for our community. In an effort to help and also raise money for us, we're thinking we could rent tables for \$10 apiece. Or maybe renting tables for \$20 to be inside the clubhouse, \$10 to be outside the clubhouse in the grass or at your own home (but being in a/c might be very nice). Thoughts? Any volunteers to help organize this? We need you!

Arts and Craft Fair???? How about show casing our neighborhood artists and crafters? We have many in our community who are painters, pottery workers, and more. If there is an interest, we can get it organized! Wouldn't it be wonderful to walk around the clubhouse admiring you friends and neighbor's works of art? There would be a vendor cost, along with maybe a percentage to the Civic account of what is sold. Please let us know your interest and willingness to be involved

Musicians???? How about our local talent being at one of the BYOB events? If you can play an instrument, let John know!

Reach out to John Kilbane at jkilbanems4@gmail.com or 754.252.7205 for any of these items, where you can help, or with suggestions.



Do we have your email????

***In an effort to save the community money,
we are requesting all residents to give permission to use
their emails for important notification.***

If we do not currently have your email and permission, please send it to us as we try to send out notices of special issues or activities that occur, sometimes between newsletters, so that communication to the entire association is enhanced. We also send out notices of special meetings. Email addresses can be sent to mainlandsms4@gmail.com Please include whether we have your permission to use the email for official notifications and announcements.

If you have not completed the **Emergency Contact Form and Consent to Emails**, that is another way to help us and give permission to use your email. There is one included in this on the back of this page that you can complete and return to the office or leave in the mailbox.

Once we have your email, we would like to add your name to the emailed newsletter list. But we won't do that without your approval. It would help us cut down on printing costs and make sure you receive your monthly newsletter when not in town. So, if you would like to receive your newsletter by email, please send an email to Kate Johnson at katejohnsonms4@gmail.com. If you want to continue receiving a hard copy, that's okay too.

Emergency Contact Form and Consent to Emails forms will also be available at the Civic meeting on February 19th.

Please help us to help you better, and save money for the association.

NOTE: If you do not have an email or use one, we will still notify you by written means.

“The opposite of love is not hate, it's indifference. The opposite of art is not ugliness, it's indifference. The opposite of faith is not heresy, it's indifference. And the opposite of life is not death, it's indifference.”

— Elie Wiesel



Please Complete this Form and Return to Mainlands Office

Emergency Contact Form And Consent to Emails

Mainlands 4 Civic and Recreation Association
4630 NW 46 Ave, Tamarac, FL 33319

OWNER INFORMATION AND EMERGENCY CONTACT FORM

Pursuant to Florida Statute (Section 718.111(12)(a)7), **homeowners must consent in writing** to receive electronic transmission (email) from Mainlands 4 Civic and Recreation Association, Inc., therefore, **by my signature(s) below, I/we give permission for Mainlands 4 Civic and Recreation Association to send but not limited to, meeting notices, assessment invoices, enforcement notices, late notices, newsletters, and any other electronic communication furnished by the Association.**

OWNER CONTACT INFORMATION			
Property Address:			
Owner 1:		Signature	
Email:		Contact #	
Owner 2:		Signature	
Email:		Contact #	
Owner 3:		Signature	
Email:		Contact #	
Owner 4:		Signature	
Email:		Contact #	
EMERGENCY CONTACT INFORMATION			
Name:		Contact #	
Email:			
Relation-ship:			
Name:		Contact #	
Email:			
Relationship			
I would like to receive the newsletter by Email _____ or Hardcopy _____ (check one)			
I also give permission for authorized persons of Mainlands 4 Civic and Recreation Association to contact the person(s) noted above in the event of an emergency.			
Date:			



March 15th

Tickets will go on sale at the Clubhouse March 1st between 9 to 11am

Menu: Soup, puff pastry shell garnished with turkey in a savory cream sauce, potatoes & vegetables, dessert and coffee.

Entertainment by Bridgette LeBlanc

Contact Carolle at 450.602.1621 or Carole at 613.800.1391 with questions

Weekly and Monthly Events

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

Board Meetings—2nd Thursdays @ 7 pm (this month February 13th)

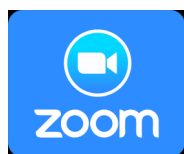
Civic Meetings—3rd Wednesdays of some months @ 7 pm (this month February 19th)

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.



Zoom is back!



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

Enjoying the fun! We are made for Community! Next time join us!



January Dinner Dance and Brunch!



Your 2025 Board of Directors

Asare still two open positions. Please consider helping our community in one capacity. President and Vice President are still open. Board Positions became effective at the January Board meeting.

- **Vacant** **President**
- **Vacant** **Vice-President**
- Sandra Sanders Secretary Ssandersms4@gmail.com 954-439-5440
- Deborah Mathias Accounts Receivable Drosems4@gmail.com 305.303.6417
- Sheriza Waith Accounts Payable Swaithms4@gmail.com 954-907-2395
- Stephen Hartner Civic Treasurer shartnerms4@gmail.com 201-739-1075
- Tony Jones House Chair Tjonesms4@gmail.com 954-632-9013
- Dani Tucker Maintenance Chair dptuckerms4@gmail.com **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

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4600 W Commercial Blvd, Ste 2, Tamarac, FL 33319

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	\$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 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.

***"Do what is right,
not what is easy nor what is popular."***

— Roy T. Bennett

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Fax: 888.972.1653

GeorgeWJohnsonRealtor@gmail.com

Your Friendly Mainlands neighbor!
When I list your house, I show your house!
Your home. MY PRIORITY