

SPIRIT OF MAINLANDS

April 2024



Mainland's Section 3

4300 NW 46th Street = Tamarac, Florida 33319

Spiritofmainlands3@gmail.com = [http:// mainlandsthree.net](http://mainlandsthree.net)

Quarterly Maintenance Fees

Reminder April maintenance fees will be due. Please be sure to send in your payments a day or 2 before the first to be sure they arrive in time.

Managed By:

Campbell Property Management

8010 N. University Drive

Tamarac, Fl, 33321

(954) 739-1600

A HUD Certified 55+ Community

Deed Restrictions Apply

Screening Required

Clubhouse (954) 484-0150

2024-2025 BOARD OF DIRECTORS

President:	Sandy Ehrlich	(954) 314-7485
Vice-President	Walter Lekacz	(954) 2456829
Secretary	Dominique Cummings	(305) 984-4473
Treasurer:	Mathieu Glazer	(786) 606-1342
Director (Canadian Liaison)	Lucille Cote	(581) 700-8743

NON-BOARD MEMBERS

Men's Club:	Marcel Pion	(954) 640-3797
Sunshine Committee:	Georgiana O'Connor	(954) 368-3552
Newsletter:	Rea Mills	(954) 530-2194

Committee: Activities: Dominique Cummings, Rea Mills, & Lucille Cote

Board Members hours: 9:00 am– 5:00 pm Monday through Friday. If anyone has Problems outside of those hours call Campbell Property Management at(954) 739-1600

Please turn over Architectural Papers to the Board

Fining and Grievance Committee

Bertha Cuascut -Chairman (516) 242-2218 Libby Ehrenfeld (754) 200-5204 Georgiana O'Connor (954) 368-3552

Estoppels, Screening, Payments, Violations, Grievances & Maintenance

Campbell Property Management

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Property Manager: Wayne Sears = wsears@campbellproperty.com

Attorney of Record & Registered Agent

Kaye, Bender, Rembaum Attorneys At law

Advertise Here

Whole page \$50—1/2 page \$25—1/4 page \$18—1/8 page \$10 a month.

To submit an ad or inquire about quarterly and Yearly rates contact Rea at (954)530-2194

For any articles you want to place in the newsletter they must be in by the 20th of the month

Email

If you would like to have the newsletter and notices about upcoming events emailed to you please send your email address to

MSREAM@COMCAST.NET or Call Rea at (954) 530-2194

(If you do not want a paper copy of the newsletter delivered to you and would rather

view it online please either email me or call me to take you off the list)



Dear Residents,

I must write the following retraction of information from the March newsletter. The Board proposed changing the Board meeting to six times a year instead of the 4 that is presently in our By-Laws. There is a policy that must be followed.

In our present By-Laws, Amendment XI, allows us to make revisions by the approval of 2/3 of the voting members present at a regular or special meeting ... the entire voting community must be aware of the proposed changes ... any changes must be posted in the Community prior to the next meeting. At the February meeting this change was proposed, it was written in the March newsletter for the entire community to read, and it will be voted on at the next meeting by the residents attending the meeting.

Please disregard the meeting schedule printed in the March newsletter. The next meeting will be in May.

In addition, I wrote about a meeting I attended regarding information about the possibility of having License Plate readers to be installed at the entrances to Mainlands. After finding out the price of the system, this project might be out of our budget. I was just trying to give the community an update before the rumor mill gets started and incorrect or incomplete information travels around the community.

I apologize if this proposal offended any community member.

Just be aware that if you drive through Hidden Trails or enter any park in the city of Tamarac, the License Plate readers are out there.

On March 14th, we hosted a workshop on home ownership. The topics covered were: wills, trusts and power of attorney, what buyers are looking for and what you can do to get the best price, facts about reverse mortgages... fact or fictions; insurance ... what you

can do to possibly save on your insurance. Many excellent questions were asked and answered. We will do another sessions during the summer for those residents who could not make this one. We would like to thank Brioncka Russell and the Chris Hall Group for the presentation.

It is about that time again when we have to say “see you soon” to our Northern neighbors. We wish you good health and a safe trip back and we’ll see you in November.

Believe it or not, hurricane season is coming. Start preparing your property. Remember to trim trees, cut back bushes, and create a plan should we get hit by a hurricane, tornado or a large rainstorm.

Reminders:

Please do not feed the wildlife!

Please do not park on the grass.

The sprinklers are now working. Any problems, call Walter, the VP.

***The Second Quarter HOA dues must be mailed and received before
April 15th.***

I hope everyone had a wonderful Easter. Remember to check the calendar for April Events.

In April: April 1st April Fools Day

April 15th ... Patriots Day

Tax Day

April 22nd ... Passover Begins

Earth Day

Sandy

MESSAGE FROM THE VICE-PRESIDENT

Well, another month has gone by. A lot happening in March. We had daylight savings time (just got used to the old time), St. Patrick's Day, first day of spring, Palm Sunday and Easter. I've also been very active with contractors this past month. The sprinkler system is up and running, NW 45th St. is in process of being paved, we will be getting gutters on the front side of the clubhouse. Hopefully, that will eliminate 95% of the rain water coming into the clubhouse under the front door. Am working on replacing the lights at the mainland's sign and at the flag pole. Also, I'm looking into getting quotes for Weed kill and fertilizing our community lawns, lord knows we need that service.

Slowly but surely, we are getting into the swing of things with repairs and additions. Everything takes time to do it right.

This is to the service veterans of our community. I found out and learned that even though I'm registered with the VA for medical assistance, I do not have all the VA benefits, such discount air flights, discount movie tickets, discount sporting events, and \$10K insurance policy. The veteran needs a VA ID, which I finally received. The reason I just received it now after 50 yrs., is because I didn't know you have to register for both and neither department will tell you that you need both. Therefore, I advise all veterans to get in touch with a VA administrator at the clinic on Commercial Blvd. and get additional information. Your spouse is also eligible to those discounts.

Hope all have a good and safe Holiday and that our "northern neighbors" have a safe trip north.

Walter Lekacz

Vice- President



LETTRE DE LA PRÉSIDENTE – AVRIL 2024

Chers résidents,

Je dois écrire la rétractation suivante de l'information du bulletin de mars. Le Conseil d'administration a proposé de remplacer la réunion du Conseil par six réunions par année au lieu de quatre qui figurent actuellement dans nos règlements. Il y a une politique à suivre.

Dans nos présents statuts, l'amendement X1, nous permet d'apporter des révisions par l'approbation des 2/3 des membres votants présents à une réunion régulière ou spéciale... toute la communauté doit être au courant des changements proposés... tout changement doit être affiché dans la communauté avant la réunion. Lors de la réunion de février, ce changement a été proposé, il a été écrit dans le bulletin de mars pour que toute la communauté puisse le lire, et il sera voté à la prochaine réunion par les résidents qui assisteront à la réunion.

Veuillez ne pas tenir compte du calendrier des réunions imprimé dans le bulletin de mars. La prochaine réunion aura lieu en mai.

En outre, j'ai écrit au sujet d'une réunion à laquelle j'ai assisté concernant des informations sur la possibilité d'avoir des lecteurs de plaques d'immatriculation à installer aux entrées de Mainlands. Après avoir découvert le prix du système, ce projet pourrait être hors de notre budget. J'essayais de donner à la communauté une mise à jour avant que la rumeur ne commence et que des informations incorrectes ou incomplètes circulent dans la communauté.

Je m'excuse si cette proposition a offensé un membre de la communauté.

Sachez que si vous conduisez à travers Hidden Trail ou entrez dans un parc de la ville de Tamarac, les lecteurs de plaques d'immatriculation sont là.

Le 14 mars, nous avons organisé un atelier sur l'accession à la propriété. Les sujets abordés étaient: les testaments, les fiducies et les procurations, ce que les acheteurs recherchent et ce que vous pouvez faire

Rappels:

s'il vous plaît ne pas nourrir la faune.

S'il vous plaît ne pas se garer sur les gazons.

Les gicleurs fonctionnent maintenant. En cas de problème, appelez Walter, le vice-président

pour obtenir le meilleur prix, des faits sur les hypothèques inversées... fait ou fiction; assurances.. ce que vous pouvez faire pour économiser sur votre assurance. Beaucoup d'excellentes questions ont été posées et on y a répondu. Nous tiendrons d'autres séances au cours de l'été pour les résidents qui n'ont pas pu le faire. Nous tenons à remercier Brioncka Russell et le Chris Hall Group pour leur présentation. C'est à peu près le moment où nous devons dire «à bientôt» à nos voisins du Nord. Nous vous souhaitons une bonne santé et un bon retour et nous vous reverrons en novembre.

Croyez-le ou non, la saison des ouragans approche. Commencez à préparer votre propriété. N'oubliez pas de tailler les arbres, de couper les buissons et de créer un plan si vous êtes frappé par un ouragan, une tornade ou une grosse tempête de pluie.

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Les cotisations au deuxième trimestre doivent être postées et reçues avant le 15 avril.

J'espère que tout le monde a passé une merveilleuse Pâques. N'oubliez pas de consulter le calendrier des événements d'avril:

1 avril..... Poisson d'avril

15 avril..... Journée des patriotes

Jour des impôts

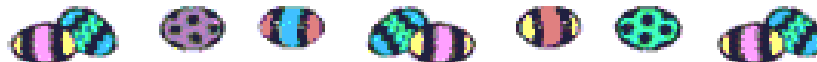
22 avril.. La Pâque commence

Jour de la Terre

Sandy



Happy Easter



Lawn Fertilization



Will take place on

THURSDAY, APRIL 18TH

**PLEASE REMOVE ALL ITEMS
FROM YOUR LAWN
THAT MAY GET IN THE WAY
OF THE MACHINERY.**



**SECOND QUARTER HOA MAINTENANCE DUES
NEED TO BE RECEIVED BEFORE APRIL 15TH.
DUES ARE NOW \$ 270.00**

Men's club de la section 3

March 1st 2024

Avait lieu le 1 mars 2024 une rencontre des membres du Men s club 3 .

Une souper avec un menu de mets chinois fut servi a 55 personnes et tous ont apprécié.

La soirée fut un succès avec beaucoup d'échanges et de plaisirs.

Le tirage du 50/50 a permis de distribuer 5 prix en argent aux membres présents.

Le prochain souper du Men's club aura lieu le 5 avril prochain et ce sera le dernier de la saison 2023/2024.

Un mémo sera envoyé aux membres pour une invitation personnalisée.

Un merci spécial aux membres qui ont pu rendre cette soirée festive.

Le board c'est un histoire d'équipe.

Salutations.

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A meeting of the members of Men's Club 3 Tok place on March 1, 2024.

A dinner with a menu of Chinese dishes was served to 55 people and everyone enjoyed it.

The evening was a success with lots of discussion and fun.

The 50/50 draw made it possible to distribute 5 cash prizes to the members present.

The next Men's Club dinner will take place on April 5 and it will be the last of the 2023/2024 season.

A memo will be sent to members for a personalized invitation.

A special thank you to the members who were able to make this evening festive.

The board is a team story.

Greetings.

Join us on Wednesdays for playing the. “ Card Game 31/SCAT “
from 12:30 pm to 3:30 pm at the CLUBHOUSE Mainland's 3!

Bring your drink, snack and \$1.00 per game!

For information, call Linda Brann 239-404-8003 .



SUNSHINE REPORT



Get Well card was sent to Larry Fern

**If you know of anyone who is ill or has passed away please call
Georgiana 954-368-3552 or email : goconnor44@gmail.com**

EXERCISE

Exercise every Tuesday and Thursday morning at 9:00 PM

Sitting Exercise, Yoga and Silver Sneaker

Everyone Welcome



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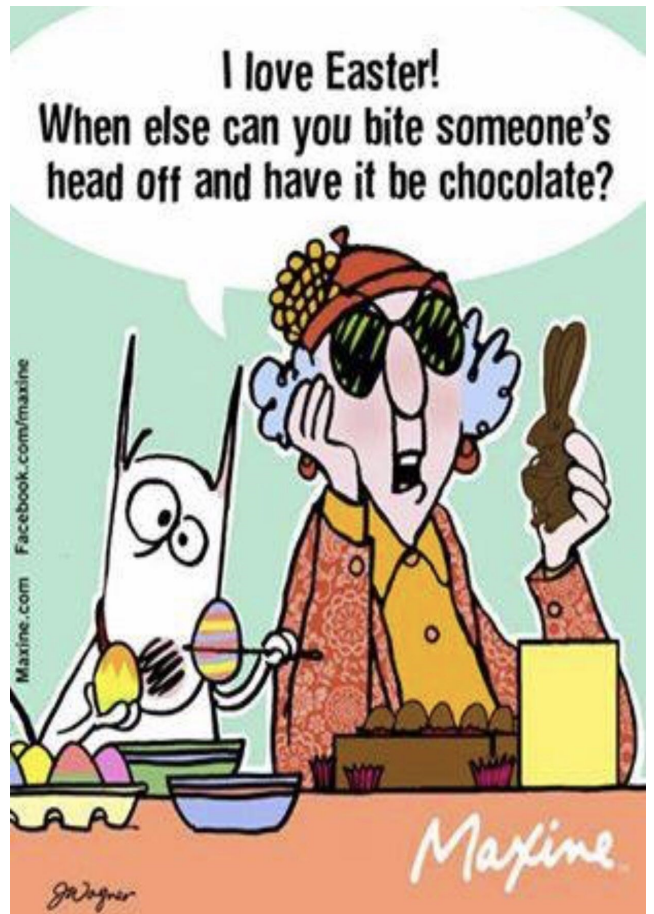


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Free for residents of Mainland's 3



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Mathew Wolland Nurse Practitioner

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April



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 	2 Exercise 9am	3 Cards game 31/scat 12:30pm to 3:30pm \$1 per game	4 Exercise 9am	5 Men's Club 5:00pm	6
7	8 Bunco 6:30 pm 	9 Exercise 9am	10 Cards game 31/scat 12:30pm to 3:30pm \$1 per game	11 Exercise 9am	12	13
14	15	16 Exercise 9am	17 Cards game 31/scat 12:30pm to 3:30pm \$1 per game HAPPY HOUR 6PM	18 Exercise 9am	19	20
21	22 Passover begins(sun- down.) 	23 Exercise 9am	24 Cards game 31/scat 12:30pm to 3:30pm Bring your drink \$1 per game	25 Exercise 9am	26	27
28	29 Bunco 6:30 pm 	30 Exercise 9am Passover ends (sundown)				

Police/BSO Tamarac District (Non —Emergency) 954-764-4357 (Emergency 911)