

# *SPIRIT OF MAINLANDS*

*MAY 2024*



## **Mainland's Section 3**

**4300 NW 46th Street = Tamarac, Florida 33319**

**Spiritofmainlands3@gmail.com = <http://mainlandsthree.net>**



### **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

### **Architectural Committee paper turn in to 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**

**8010 N. University Drive -Tamarac, Fl 33321 (954) 739-1600**

**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)**



**May** is the month of Loyalty Day, National Day of Prayer, Cinco de Mayo celebration, V-E Day, Ascension Day, Mother's Day, Armed Forces Day, and Memorial Day.

May is also the time we say "See you in the Fall" to all of our Northern Neighbors. We hope they had safe trip home.

**May 8th is our next Board/Civic meeting at 6:30 PM. Hope to see you there.**

**May** is also the month when we should start preparing for the Hurricane Season. Unfortunately the prediction is for a larger than average number of storms. Preparations should include the following:

- ◆ Prepare a plan, if you plan to evacuate. Let a member of the Board know that you are leaving town so that we can watch your home.
- ◆ Start pruning your trees and other foliage. Trees cause the most damage when storms hit.
- ◆ Be prepared to take in outdoor furniture and secure flower pots so they do not become projectiles.
- ◆ Stock up on water, and non-perishable foods.
- ◆ If a storm is predicted, fill up your car with gas.
- ◆ Make sure your flashlights work. Invest in new batteries if necessary.

Some improvements the Board has made are:

- ◆ Gutters have been installed around the front of the clubhouse which should eliminate the water entering the clubhouse during a big storm.
- ◆ New chairs have been purchased for around the pool. We removed any chair that had rust on it or so dirty that it could not be cleaned. The Civic Fund purchased 16 new chairs and Kevin F. is assembling them for use.

We are hoping to have a get-together on Memorial Day. Volunteers are needed to decide on the menu and help with the setting up and serving of the meal. Contact REA or DOMINIQUE if you are interested in helping out.

**Sandy**

## MESSAGE FROM THE VICE-PRESIDENT

Another month is gone, a busy month. Believe it or not one quarter of the year is done. How time flies in retirement.

As mentioned, we had a busy month, a gutter system was installed on the building front. The lights have been replaced for our sign and the flagpole. We purchased and assembled new patio chairs, eliminating the old blue and white chairs. We are planning on spraying/applying weed kill and fertilizer on the community lawns. This can be accomplished only if sprinklers are working.

Which brings me to my main nemesis, the sprinkler system. I've been on this problem on a daily basis. Have met with David, from CPM Irrigation, to go over the problems. We had a couple of major brakes, on NW 44<sup>th</sup> St. and NW 45<sup>th</sup> St. Then, CPM ran into minor breaks, due to old cheap lines and air pockets. Then they ran into a very confusing problem. We have 13 timers for approximately 72 zones. We have found out that some timers have been manipulated with, either to increase spray time or decrease. Whoever is doing this doesn't understand that that timer runs up to eight zones, not just their lot. Which changes the pressure in the system, which causes breaks in old lines. Also, some sprinkler heads have been replaced by some property owners. That creates a problem, pressure wise. The other problem, which is confusing, during a test, all the sprinklers are working per zone. But, when the cycle is turn on at night, certain zones are not getting signals to turn on. Therefore, you've seen CPM around here working on one zone at a time. They are trying really hard to correct our antiquated system. They have to work system by system, not jumping around to individual complaints. So, please, bear with me and them, it will take a little more time for the sprinkler system to work properly. **THANK YOU** in advance.

One more regarding sprinklers, please DON'T call Campbell, call me. I will communicate the problems to CPM, no matter how minor.

Walter Lekacz

Vice-President

## Message From the Secretary

Happy Month of May to our Good Neighbors!

This month, we celebrate May Day, Mother's Day and Memorial Day. Busy, busy, busy! Our Canadian neighbors have gone back North, and we certainly feel their absence.

The predictions are that this summer season will be very active weatherwise, so let's prepare accordingly and protect our properties by trimming and airing our large trees, cleaning out clutter and getting rid of items that are no longer used, nor needed. Personally, I have been revisiting the bins in my garage, and I have found so many useless documents and things that I was so glad to throw out. Recently, we released six 60-gallons plastic bins to recycling and I feel so much lighter. I know how attached I am to my children's elementary school report cards, and every drawing and project they made while growing up, but they don't even want these things, and chide me on my "ability to store junk", so why am I holding on to them? My resolution this year is to clean out these memorabilia and make room for new memories that do not require storage larger than a digital photo frame.

It is my wish that this summer will be transformative for all of our residents, whether we decide to shape up, exercise, walk around the park, clean out your house, start a new hobby, learn a new language, get a new job, return to school, volunteer with youth, travel the world, visit far away family, or whatever your heart desires, just do it!

Our Memorial Day Celebration will be on Monday, May 27 at 4PM. The \$10 tickets are already on sale and we look forward to a great time of fun, food and fellowship with all our good neighbors.

See you around the neighborhood,

Dominique



**The Men's Club of Mainland's Section 3**  
**Every one is welcome to join**

Annual membership fees costs \$ 10.00

Dinner \$ 10.00 for members \$ 12.00 for guests

**Activity schedule**

The meetings are held on the first Friday of the month between November and April led by a Board of directors with the exception of February's meeting usually held on Valentine day. Doors open at 4.30 PM with open bar and dinner is served around 6.00PM.

The Men's Club section 3 meetings has been in place for over 10 years, initiated by residents in order to get to know each other better and to exchange views. The majority of members are residents of Mainland's 3 and may also come from other Mainlands sections.

The majority of participants are currently part-time residents (Snowbirds), we would like to have more full-time residents to join, it would be beneficial for the community, we are open to suggestions to make changes to accommodate full-time residents, please let us know what can we do to increase participation. All residents from section 3 are invited to participate.

**Goals**

In a relaxed atmosphere, these meetings allow us to get to know each other and our social environment and also allow us to discuss many subjects, (cars, sports, restaurants, clothing, etc.)

**Administrative component**

There are By-Laws that govern the administration and activities that were approved by the members and the mainland's 3 Community Council. **The Board of directors** is made up of a **President, Vice President, Secretary and Treasurer, 3 Director** positions are added for a team of 7

**Men's Club Section 3 du Mainlands pour tous les gars**

**On vous attend**

Couts annuels d'adhésion \$10.00

Souper membre \$10.00, invité \$12.00

**Horaire des activités**

Ces rencontres ont lieu le premier vendredi du mois entre novembre et avril et sont animées par un conseil d'administration, à l'exception de la réunion de février qui se tient généralement le jour de la Saint-Valentin. Les portes ouvrent à 4h30 PM bar ouvert et le souper est servi vers le 6h00 PM

**Historique**

Les rencontres du Men's Club 3 existent depuis plus de 10 ans et furent initiés par des résidents afin de mieux se connaître et échanger. Les membres sont majoritairement des résidents de Mainlands 3 et peuvent provenir aussi d'autres sections.

La majorité des participants sont actuellement des résidents à temps partiel (Snowbirds), nous aimerions voir plus de résidents à temps plein participer, pour bénéficier la communauté et apprendre à se connaître, si nous devons faire quelques changements pour accommoder les résidents à temps plein, veuillez-nous en informer et nous discuterons avec les membres. Tous les hommes de la sections 3 sont invités à participer.

**Les objectifs**

Dans une atmosphère détendue, ces rencontres permettent entre autres de connaître notre environnement social et d'avoir des échanges sur différents sujets, (automobiles sport restaurants habillement etc.)

**Volet administratif**

Il existe des règlements qui régissent l'administration des activités qui sont approuvées par les membres et le CA de Mainlands 3. Le conseil d'administration est composé d'un président, vice-président, secrétaire et trésorier. 3 postes de directeurs se rajoutent pour une équipe de 7 personnes.



**LET'S CELEBRATE**

**MEMORIAL DAY**  
**REMEMBER AND HONOR**



**TICKETS ON SALE NOW!**

**Contact Dominique 305-984-4473**

**Or Rea 954-530-2194**

**\$10 Chicken, Hamburger and Hotdogs Dinner,**

**Drinks, Music and Dancing**

**Monday, May 27, 2024 at 4PM,**

**Mainlands 3 Clubhouse, Poolside area!**





# DISASTER SUPPLY KIT CHECKLIST



## General

- Flashlight  
*Do not use candles and be sure to have enough batteries*
- Radio  
*Battery operated or hand cranked radio, a NOAA weather radio*
- Cash  
*Banks and ATMs may not be available after a storm*

## Pet Care Items

- Pet food and water
- Proper identification
- Medical records
- Water and food bowls

## First Aid

- First Aid Manual
- Sterile adhesive bandages of different sizes
- Sterile gauze pads
- Soap
- Latex gloves
- Scissors
- Aspirin or other pain reliever
- Antiseptic
- Thermometer

## Important Documents

- Insurance cards
  - Medical records
  - Bank numbers
  - Copy of social security card
  - Copies of birth and/or marriage certificates
- \*Items should be kept in a water proof container*

## Food and Water

- Food  
*Enough for at least up to seven (7) days, nonperishable packaged or canned food and beverages, snack foods, juices, baby food, and any special dietary needs.*
- Non-electric can opener
- Paper plates
- Plastic cups
- Utensils
- Water (1 gallon per person)

## COVID-19 Supplies

- Face masks
- Cleaning wipes
- Hand sanitizer

**Join us on Wednesdays for playing the “Card Game 31/SCAT**

From 12:30 pm to 3:30 pm at the Mainland’s 3 Clubhouse!

Bring your drink, snack and \$1.00 per game

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



### **THANKS TO THE NEWSLETTER VOLUNTEERS**


I just want to thank those who have been helping in delivering the newsletter every month:

Theo Williams, Kevin Farland, Lil Ricards, Harry and Dominique Cummings , Bob and Alice Albert and Teri Davison.

## **FRESH AND FLAWLESS CORP**

**Installation, Repair And Maintenance AC - AC Ducts Cleaning**

**Victor Alejandro Gutiérrez**  
Mechanical Contractor

 **786 915 0328**

 **ductsac@gmail.com**

 **www.ductcleanersac.com**



**Free estimates and programming of preventive maintenance**

**To communicate in English, please do it by text or email**

Mainland's 3 Association does not endorse nor assume responsibility for the acts of any advertisers. It is the responsibility of the person contracting or dealing with an advertiser to determine whether they conform to the City, county or State regulations.

Brioncka is a trusted Real Estate Professional with a **100%** success rate in sales across The Mainlands Communities. Call today for a **FREE** Market Analysis and Marketing Plan for your home!



- 4518 NW 45th Ct - **SOLD** By Brioncka
- 4512 NW 46th St - **SOLD** By Brioncka
- 4306 NW 47th Ct - **SOLD** By Brioncka

**Brioncka Russell, Realtor**  
**954.945.0213**



The  
Keyes  
Company



### *SUNSHINE REPORT*



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

### NOTARY SERVICES

If you need the services of a Notary  
Dominique 305-984-4473  
Free for residents of Mainland's 3



# WEST BROWARD INTERNAL MEDICINE

Care with compassion



Shahrad Mabourakh M.D

Patricia Perez Nurse Practitioner

Mathew Wolland Nurse Practitioner

**West Broward Internal Medicine**  
proudly announces the new  
addition in late 2023

Board certified Internal Medicine and  
Board Eligible Geriatric Medicine Physician:

**Davita Mabourakh Hodges, MD**



**Geriatric  
Specialist**



**General Internal  
Medicine**



**Preventive  
Care**

## Hablamos Español



6451 West Commercial Blvd,  
Tamarac, FL 33319

954 720 1414

## Humana.



Memorial  
Health Network



Medicare

OSCAR SENIOR

Florida  
Blue

We are taking new patients  
Call us for an appointment

Mainland's 3 Association does not endorse nor assume responsibility for the acts of any advertisers. It is the responsibility of the person contracting or dealing with an advertiser to determine whether they conform to the City, county or State regulations.

# SAM FAST, P.A.

REAL ESTATE PROFESIONAL  
LICENSED PROPERTY MANAGER LCAM

**954-907-4449**

SAMFLRECAM@GMAIL.COM

CAMPBELL & ROSEMURGY  
REAL ESTATE  
Since 1953



1233 East Hillsboro Blvd Deerfield Beach FL 33441



For all your plumbing needs 24/7

**Mafer M.**

*Free Estimates*

- Backflow

Phone/Fax: (954) 765-6682

- Installation

Cell: (954) 479-9070

- Repair Certified

- 10% Senior Discount

State Cert. Plumbing Contractor #CFC1428210

[mdiscountplumbing@yahoo.com](mailto:mdiscountplumbing@yahoo.com)



ValuTeachers

[www.valuteachers.com](http://www.valuteachers.com)

Dominique Cummings  
Life, Annuities, Retirement Specialist

2701 W. Oakland Park Blvd, #410-5  
Oakland Park, FL 33311

P: (305) 984-4473

[fdcummings@valuteachers.com](mailto:fdcummings@valuteachers.com)



# MAY 2024



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Cards game 31/scat 12:30pm to 3:30pm	2 Exercise 9am	3	4
5 Clubhouse Rented	6	7 Exercise 9am	8 Cards game 31/scat 12:30pm to 3:30pm  <b>Civic Mtg 6:30</b>	9 Exercise 9am	10	11
12	13 Bunco 6:30 pm 	14 Exercise 9am	15 Cards game 31/scat 12:30pm to 3:30pm	16 Exercise 9am	17	18 Clubhouse Rented
19	20	21 Exercise 9am	22 Cards game 31/scat 12:30pm to 3:30pm	23 Exercise 9am	24	25
26	27 MEMORIAL DAY 	28 Exercise 9am	29 Cards game 31/scat 12:30pm to 3:30pm	30 Exercise 9am	31	

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