

The Mainlands Section Four Reporter

Our 51st Year

May 2017

Issue 5

From the President: Sam Connally

As announced in the April Reporter, only three of 128 proposed amendments to our governing documents were approved by members.

Go to <http://www.mainlandssection4.org/>, and scroll down to "Current Residents" to see the official tabulation of ballot results and a copy of the original ballot. You will also find a copy of the 20-page discussion document based on forums with members last year that preceded information sessions with Robert Kaye, Association counsel.

The three amendments that were approved were all administrative in nature and none of the proposed regulatory frameworks were approved.

Some Association members suggest that the

Board simply republish the same ballot proposals in an effort to push more amendments "over the top." Other members think that Association members spoke clearly, telling the Board that the Association does not support a highly regulatory approach to managing Association affairs. Given these differing views, it would appear wise for the Board to proceed with caution and due deliberation in deciding on next steps.

Consequently, I have proposed to the Board that we undertake a series of "listening sessions" by topic area, led by Board members responsible for key business operations, to be sure we un-

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Social Report: Judy Mulhearn

Following is a list of the May 2017 events. I would like to encourage the residents to come support our association by attending the functions scheduled. It's an opportunity to meet new people and have some fun.

Friday, May 26, 6:30 p.m. Bunko. This simple game of dice, luck and prizes is the perfect way to meet new friends and have fun.

Monday, May 29, 2 p.m. Memorial Day Barbecue. Please join us at our annual Memorial Day Barbecue. Tickets, which cost just \$8, will go on sale Saturday, May 20, between **11 a.m. and noon** or call Judy Mulhearn at 954-484-1748 by May 24 to request tickets.

Since this is the last Reporter before the summer, I would like to take this opportunity to thank the following

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Dance moves: Julie McGinley, performer Edie Falco and Judy Mulhearn.

From the President: Sam Connally

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derstand Members' concerns before we embark on any new proposed amendments to our declarations. I will lead a discussion of New Residents approval guidelines. I have asked Linda McGinley, secretary of Trust Accounts Receivable, to lead a discussion of when we should refer members for collection and foreclosure proceedings for nonpayment of HOA dues. I have asked Michael Andres, vice president, to lead a discussion of our structural and renovation approvals process. Finally, I have asked Suzanne Johnston, vice president for maintenance, to lead a discussion of our landscaping approval guidelines.

One of the challenges that we face is that a number of our existing declarations, bylaws or rules and regulations have been effectively waived by the inaction of previous Boards to enforce them – meaning we cannot enforce them today. The Association received detailed guidance from Association counsel as far back as 2006 on the process required to “republish and revitalize” historic rules in order to resume enforcement in the future. This process requires that we document and “grandfather” any presumed violations that have arisen over the years when rules were not enforced. Last month, I noted that the waiver issue applies to landscaping. The 2006 legal advice makes it clear that the waiver issue also applies to incidental structures such as storage sheds, screening partitions or renovations undertaken without HOA approval, so long as the Board was reasonably aware of a potential violation and took no action to correct it

Get Email Updates

Mainlands 4 now has an email list. If you'd like to receive occasional updates from the Board, please email Mainlands4Reporter@gmail.com from your preferred email address and ask to be added. Include your name and street address.

in a timely and consistent manner. It is also notable that the Association does not have the authority to correct historic violations retroactively.

The first listening session will focus on New Resident approval guidelines and will be Monday, May 8, at 6 p.m. in the Mainlands IV Clubhouse. I hope to see you there. Other listening sessions will be scheduled in June, July and August – with the hope of having a clearer sense of direction by the time our regular meetings resume in September. If you would like occasional updates on our sessions, please subscribe to the Association's new “email list serve” by writing to Mainlands4Reporter@gmail.com.

While the Board may adopt operating guidelines at any time, under FL Statute 720 any changes that would restrict the use of your property or increase HOA dues require 14 days' advance written notice to all members prior to the Board meeting at which changes are considered.

As always, you are welcome to contact any Board member by phone or email. The Board welcomes and needs your input, so we hope to see you at one of our listening sessions or hear from you individually.

Best wishes for a Sunny Summer. Stay cool and dry!

Mainlands Section 4 Board of Directors for 2017

Sam Connally	President	samconnally@aol.com	502-553-8816
Michael Andres	Vice President	mainlandsvp@gmail.com	305-741-1438
Suzanne Johnston	Vice President for Maintenance	formaintenance4@aol.com	954-733-3015
Steve Hartner	Secretary	bmurphy28@att.net	954-714-6736
Lois Schwartz	Civic Treasurer	lschw17821@aol.com	954-730-2175
Mike Leeds	Trust Payables Treasurer	leeds.mike@gmail.com	954-873-1212
Linda McGinley	Trust Receivables Treasurer	mainlands4lmc@gmail.com	954-908-1222
Bob Mulhearn	House Chair	mulbob@aol.com	954-484-1748
Teresa Mears	Publicity Chair	tam801@gmail.com	954-530-8796
Judy Mulhearn	Social Chair	muljude@aol.com	954-484-1748

Social Chair: Judy Mulhearn

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people who have assisted me with the various monthly social events so far this year and made my job a lot easier:

Thanks to Doris Lafayette, Betty Price and Eleanor Parks who work behind the scenes setting up the clubhouse for every Sunday Brunch and Dinner Dance.

Thanks to the best Sunday Brunch team who help prepare and serve our great breakfasts each month: Bunky & Dick Hirsch, John & Flo Costabile, Bob Mulhearn, Dottie Ross, Barbara Dulski, Joan Zieris, Sue Cloutier, Ruby James, Rita Falcone, Carole & Yvon Gravelle, Sue Krenick, Linda McGinley, Jane Punch, Lois Schwartz and Sue Wright.

Our Dinner Dances would not be successful without the hard work of Dick Hirsch, John Costabile and Bob Mulhearn, who helped prepare the dinners; Bunky Hirsch, Flo Costabile, Rosemarie Spada and Linda McGinley, who served the dinners and dessert; Dottie Ross and Joan Zieris for running the 50-50 raffle; Barbara Dulski, our official photographer, who takes pictures of the guests; and Linda McGinley, who sells tickets each month.

Thanks to John & Flo Costabile for running Bingo. Bingo has been such a success and this is due to the hard work of John and Flo.

Bunko will continue to be held the fourth Friday of the month.

July 4 and Labor Day barbecues will be held this year. Flyers will be distributed with the date



Memorial Day Barbecue
Monday, May 29
2 to 5 p.m.
(Food will be served by 2:30 p.m.)

Hamburgers
Hot Dogs
Kielbasa
Veggie Burgers
Corn on the Cob
Salads
Dessert

Tickets, which cost \$8, will go on sale Saturday, May 20, between 11 a.m. and noon at Mainlands 4 Clubhouse.



and time, menu and when tickets will go on sale for each barbecue.

Last, thanks to everyone who has supported our Association by attending the various events so far this year.

I hope everyone has a fun-filled summer. See you all in September.

City of Tamarac Meeting

City of Tamarac officials and our new City Commission Marlon Bolton will share city plans and answer questions from residents at the annual neighborhood meeting for District 1 at 6:30 p.m. Wednesday, May 3, at Mainlands 6 Club House, 4920 NW 51st Court.

House Chair: Bob Mulhearn

This past month we received no responses to our request for bids on the clubhouse renovations. I believe this is due to the vague nature of our request for bids. I will instead get bids from architects to draw up specific plans, which we will get approved by the city and then go out for bids for the actual work.

A bulletin board for the clubhouse was installed.

The pool area and furniture were power washed by our happy custodian Dick Hirsh. Please let me know if you have any concerns with the clubhouse or pool area.

Bingo: John & Flo Costabile

Bingo ended April 18. We had a little over 50 people the last night.

I want to thank all my volunteers for all their help throughout our Bingo season: Mary Kay Barzano, Carol Birmingham, Sue Cloutier, Bunky and Dick Hirsch, Ruby James, Linda McGinley, Judy and Bob Mulhearn, Dottie Ross, Rosemarie Spada, Sue Wright and a special thanks to Ray from Section 1 and 2 for calling our games when we needed him.

We made a profit of \$6,412.42 for the season. Thanks again for all your help all season.



Sunshine: Dolly Marcus

A get-well card was sent to Bill McGinley.

Sympathy cards were sent to the family of Pierre Almetes upon his passing and to the McKenney family on the passing of Mac's sister Margie.



Many thanks to everyone who takes time to wish others well in person, too.

To contact the Sunshine Committee, call Dolly Marcus, 954-288-5629.

COPS: Bob Mulhearn

Last month Mainlands Section 4 drove the Citizen Observer Patrol car 189.5 miles in a total time of 37.5 hours with 10 Volunteers.

If you are interested in participating in the COP program, please contact Bob Mulhearn.



You Must Call the Maintenance Line (954-733-3015)

For the following issues:

- **Sprinklers**
- **Fertilization of yard**
- **Grass mowing**

You must leave a detailed message that includes your name, address and phone number.

You must seek board approval:

- Before you dig in the yard to make changes or plant landscaping, so you do not damage the association's sprinkler system. The association can water grass only in compliance with city, county and state restrictions on water use.

Suzanne Johnston, Maintenance

Do you need:

Someone to maintain your property while you are away?

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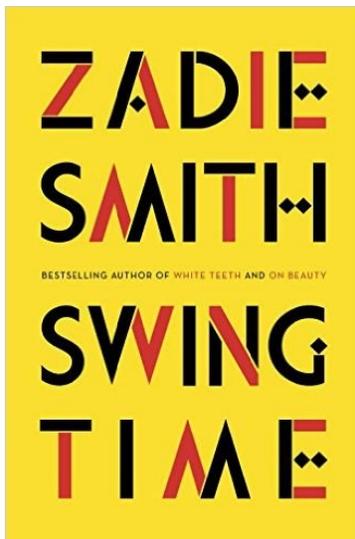
Ask for Dave

954-982-5454

Library by Doris LaFayette: 'Swing Time'

How can novels that are neither heart-stopping thrillers nor heart-breaking romances become bestsellers? By being written by the vibrant Jamaican British author Zadie Smith, such as her latest *Swing Time*. She has been a popular author ever since she burst upon the scene as a university student 16 years ago.

Swing Time is the story of two brown girls from the dodgy part of northwest London. The book opens with one of them in later life crushed because she has just been abruptly fired from the job she had held for the last 10 years. Back in London she thinks back to her early days. She and Tracey were childhood friends who attended their beloved dance classes together; Tracey had genius talent; the narrator (who is never named) did not. She went on to graduate from the university and become the personal assistant to a global singing star. Tracey continued her dancing at the West End theaters. The tale of the ups and



downs of their friendship and their lives is fascinating. Zadie Smith's life is as amazing as her novels. Her first novel, *White Teeth*, was sold before she even finished college on the basis of an 80-page manuscript, which was auctioned by her agent for six figures in 2000. He sought her as a client because he had read some short stories she had written for a college magazine. She has since written five more novels, articles for prestigious publications, and teaches at a university in New York, splitting her time between the United States and

Britain, where she was born. Her novels have won countless awards and have all been best-sellers, just as this one is.

The library has a stack of wall calendars for 2017. If you have a boring wall calendar and would like to replace it with an interesting/ beautiful one, have a look at these. Have a wonderful summer and enjoy the library.



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May 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 6:30 p.m. Tamarac Meeting at Section 6	4	5	6
7	8	9	10 Board Meeting 6 p.m.	11	12	13
14	15	16	17 HOA Meeting 7 p.m. COPS	18	19	20 Barbecue Tickets 11 a.m. to noon COPS
21 Friends of Dorothy 5 to 7 p.m.	22	23	24	25	26 Bunco 6:30 p.m.	27
28	29 Memorial Day Barbecue 2 to 5 p.m.	30	31			

Maintenance Line: 954-733-3015

Police non-emergency: 954-764-4357 (954-764-HELP)

Mainlands Section 4 website: <http://www.mainlandssection4.org>

Mainlands Life and Times: Dinner Dance Fun



Partiers: Jean-Paul Huntzinger, Andre Rioux, Antonio Rioux, Monique Steenwerckx, Gisele Hudon and Henriette Bergeron.

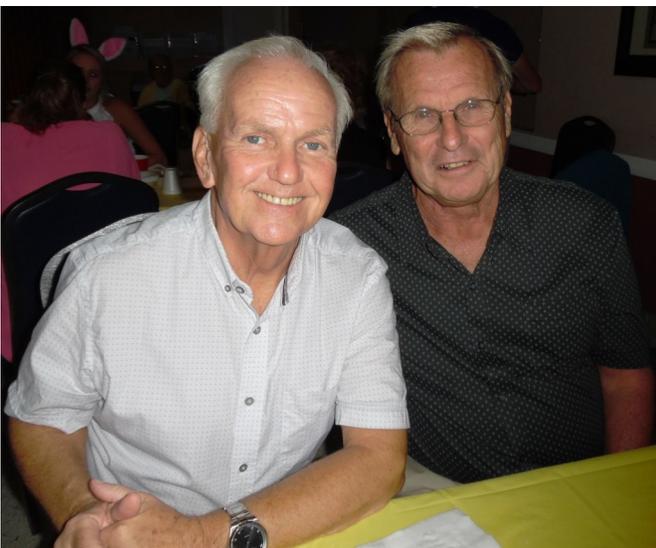


Ready to dance: Ali and Irma Asqar.



Last Dance

The mood was lively at the April dinner dance, the last of the season. Ready to party are Linda McGinley, Julie McGinley, Mac McKenney, Tom Morris, Bill Schenk, Lori Schenk, Brian Gillespie, Amanda Puccio and Bob Mulhearn.



All smiles: Steve Hartner and Bob Murphy.



Family gathering: Dick Hirsch with daughter Carrie Puccio and granddaughter Amanda Puccio.

Photos by Barbara Dulski