

SPIRIT OF MAINLANDS

April 2025



Mainland's Section 3

4300 NW 46th Street = Tamarac, Florida 33319

Spiritofmainlands3@gmail.com = <http://mainlands3.net>



Miami Management

1145 Sawgrass Corp Pkwy

Sunrise., Fl. 33323

954-846-7545

Gloria Vidal, Property Manager



A HUD Certified 55+ Community

Deed Restrictions Apply

Screening Required

Clubhouse (954) 484-0150

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

| | |
|--------------------|----------------|
| Marcel Pion | (954) 640-3797 |
| Georgiana O'Connor | (954) 993-7726 |
| Rea Mills | (954) 530-2194 |

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

Board Members hours: 9:00 am– 5:00 pm Monday through Friday. If anyone has Problems outside of those hours call Miami Management 954-846-7545

Architectural Committee paper turn in to board

Grievance Committee

Bertha Cuascut -Chairman (516) 242-2218 Libby Ehrenfeld (754) 200-5204 Georgiana O'Connor 954-993-7726

Estoppels, Screening, Payments, Violations, Grievances & Maintenance

Miami Maintenance

1145 Sawgrass Corp Pkwy, Sunrise, Fl 33323

Property Manager ,Gloria Vidal 954-846-7545

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)



Can you believe that one-quarter of 2025 has passed.

Second quarter HOA fees are due on April 1st and that's no April Fool's joke.

Remember ... HOA fees are \$ 300 quarterly.

Dues can be brought to the clubhouse on Friday's between 11 AM and 1 PM and given to Gloria V, our property manager or placed in the black mailbox outside the clubhouse doors earlier in the week.

So far the transition with Miami Management has been pretty smooth. A couple of bumps, but they have been straightened out quickly.

The "Meet and Greet" was very well attended. Not only did we meet the Management staff but also the landscaping staff.

Mainlands 3 is a very desirable community. Houses are selling as they are being put on the market.

We want to welcome 6 new families to our community:

45th Street Maria Emanuel and Kathya DiCampi

43rd Avenue Jimmy Wood and Michael Reyes

45th Court Nicolette and Alan Picardi

43rd Avenue Vicente and Nora Hudson and Natalie

45th Court Carlos Gonzalez Rodriguez

45th Court Erin Kafka and Michelle Straka

As we enter the Rainy Season, I hope Mother Nature is good to us, like last year.

Happy Easter and Passover to All!

Sandy

MESSAGE FROM THE VICE-PRESIDENT

The first quarter of the year is done and we are doing well. The new management company (Miami Management) has taken over and getting things organized. We had our first lawn service and no complaints. As far as the irrigation service, we are still in problem mode. They have found problems with timers and valves. After the first wet test, they came up with many problems, which they will start working on, plus the calls to me with problems.

If you haven't heard, the mainland's 3 Men's Club has dissolved. They were unable to vote in a new board, therefore the members decided to close up. There's a rumor that section 4 will have a men's club, but I don't have all the information.

In closing, just want to inform the residents of Section 3 & 4A regarding parking on the grass, in swales (against city code) overnight on the street or in clubhouse parking without a permit. We will be driving around and tagging these vehicle's and eventually fining the owners.

Lettre de la Présidente – Avril 2025

Pouvez-vous croire qu'un quart de 2025 est passé.

Les frais de maintenance (HOA) du deuxième trimestre sont dus le 1e avril et ce n'est pas un poisson

d'avril.

Rappelez-vous que les frais de maintenance sont de 300\$ par trimestre.

Les cotisations peuvent être apportées au club-house le vendredi entre 11 h et 13 h et remises à Gloria

V, notre gestionnaire immobilier ou placées dans la boîte aux lettres noire devant les portes du club-

house plus tôt dans la semaine.

Jusqu'à présent, la transition avec Miami Management s'est déroulée sans heurts. Il y a eu quelques

problèmes, mais ils ont été réglés rapidement.

Le "Meet and Greet" soirée rencontre avec MMI a été très bien accueilli. Nous avons rencontré non

seulement le personnel de gestion mais aussi le personnel d'aménagement paysager.

Mainlands 3 est une collectivité très prisée. Les maisons se vendent aussi vite qu'elles sont mises sur le

marché. Nous souhaitons la bienvenue à 6 nouvelles familles dans notre communauté:

45e Rue Maria Emanuel et Kathya DiCampli

43e Avenue Jimmy Wood et Michael Reyes

45e Court Nicolette et Alan Picardi

43e Avenue Vicente et Nora Hudson and Nathalie

45e Court Carlos Gonzalez Rodriguez

45e Court Erin Kafka et Michelle Straka

Alors que nous entrons dans la saison des pluies, j'espère que Mère Nature sera bonne pour nous, comme l'an dernier.

Joyeuses Pâques à tous

SANDY

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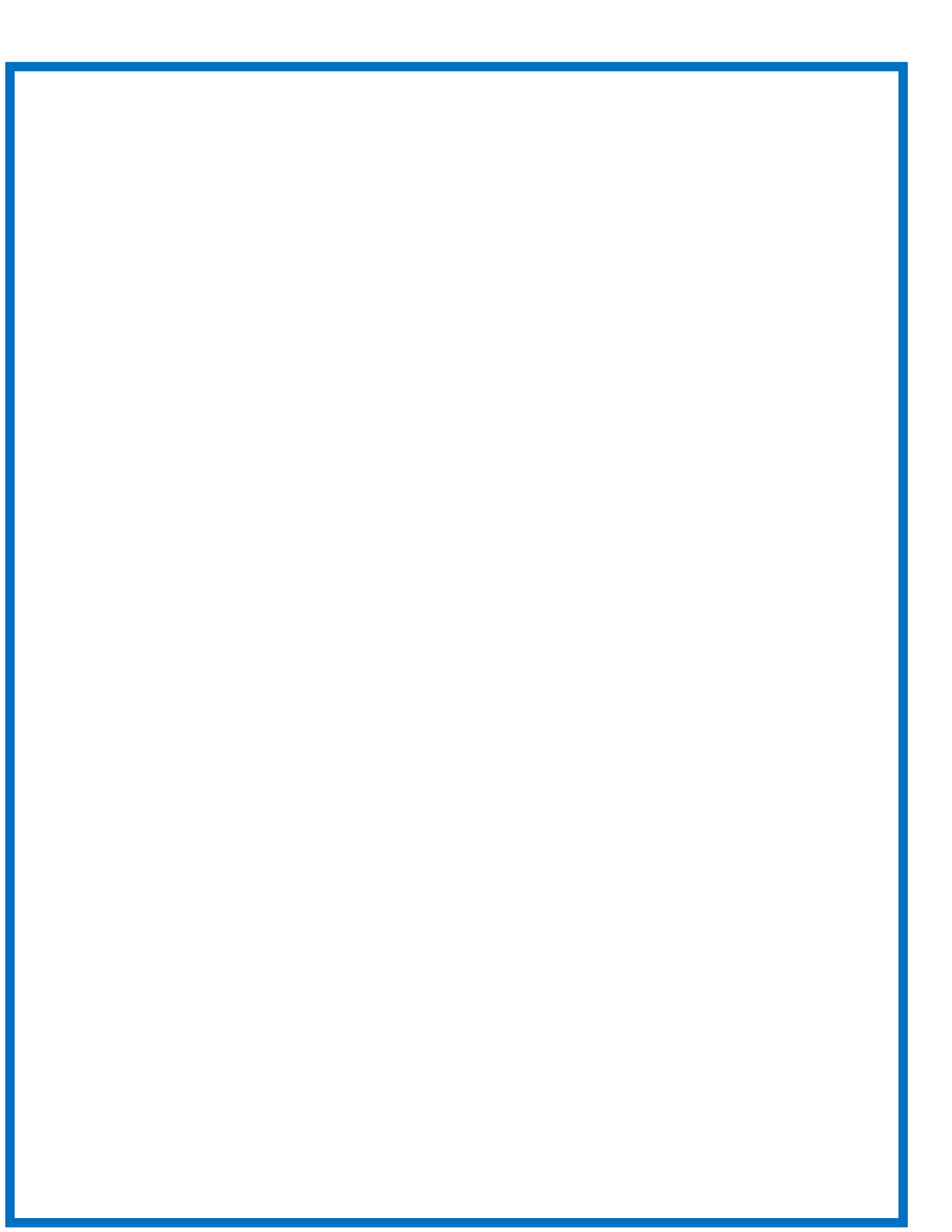
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Location: [6451 West Commercial Blvd. Tamarac, FL 33319. US](https://www.google.com/maps/place/6451+West+Commercial+Bldg,+Tamarac,+FL+33319)

*We will be moving to our new space, 6455 West Commercial Blvd, in March of 2025





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***Thank you to all the
volunteers that deliver
the newsletters:***

Dominique and Harry Cummins, Lil Ricards, Kevin Farland, Bob and Alice Alpert, Theo Williams and Jasmine Dunn.



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SUNSHINE REPORT

*A get well card was sent to Earl Ostrander
A sympathy card was sent to the family Rick Harrison*




*If you know of anyone who is ill or has passed away please contact
Georgiana at (954)93-7726 or Email: goconnor44@gmail.com*





APRIL



| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|--|--|--|--------------------------------------|--------------------|-----------------------------|---|
| | | 1 Exercise 9AM  | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 Exercise 9AM | 9 ; 10 CARDS SCAT 12:30-3:30PM | 10 Exercise 9AM | 11 Club house rented | 12 Club house rented  |
| 13 Palm Sunday  | 14 Bunco 6:30 pm  | 15 Exercise 9AM | 16 CARDS SCAT 12:30-3:30PM | 17 Exercise 9AM | 18 Good Friday | 19 |
| 20 Club house rented  | 21 | 22 Exercise 9AM | 23 CARDS SCAT 12:30-3:30PM | 24 Exercise 9AM | 25 | 26 Club house rented |
| 27 | 28  Bunco 6:30 pm | 29 Exercise 9AM | 30 CARDS SCAT 12:30-3:30PM | | | |