

SPIRIT OF MAINLANDS

September 2025



Mainland's Section 3

4300 NW 46th Street = Tamarac, Florida 33319

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

**Nominations for Board Members is in November.
Elections are part of the Annual Meeting in December**

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

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 Theo Williams (786) 351-9137
Jasmine Dunn (347) 400-4618 Arthur Simms

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)**

SEPTEMBER

Greetings All,

It's so great to be back home. As many of you know, I was out of commission for several months, undergoing surgeries and inpatient rehabilitation for my knee. Thank you to those that took the time to call and check in and send your well wishes. I appreciate your patience for matters that have not been fully resolved.

Being restricted to bedrest then a wheelchair, having the ability to be mobile with a walker now feels like freedom. Rest assured, I was still in constant contact with Gloria Vidal, our property manager, and handling business as is came or delegating responsibilities to other board members.

It seems redundant that we have to constantly remind ourselves that Mainlands 3 is an HOA Community built on the foundation of our By Laws and Declaration of Restrictions. These were rules established by the community when it was formed, enforced through HUD and State Statute 720. All Community members agreed to follow these rules as part of the screening process. These rules include paint colors, landscaping changes, and any exterior structural changes or modifications. We love to see improvements to our Community; it benefits us all, but these changes must be approved prior to the start of any projects. Homeowners are required to submit the Architectural Form for approval to a Board Member or the Property Manager before doing any work on the outside of their property. Forms can be found on our website or you can request one from a Board Member. The Association is responsible to consistently enforce all regulations.

Elections for a new board is in December. Nominations will be at a special meeting in November, date to be announced. All board positions are open for election. If you plan to run for office, please make sure you read and reread the Mainlands 3 By-Laws and Declaration of Restrictions. The duties of each position should not be taken lightly; they are time consuming and the members of our community depend on you to perform the duties you agreed to and maintain order.

Additional email blasts from Gloria Vidal with all the information will be sent in the next few weeks. Check your email frequently for the important due dates. If you have any questions you are to contact Gloria by email or see her in the clubhouse on Fridays between 11 am and 1 pm.

There have been concerns of unauthorized access to the Community Amenities by non-community members. This is a liability issue that falls on us all. If you see someone fence hopping into the pool area, "poking around" backyards, etc.— please use your common sense and best judgement. Board members are NOT Law Enforcement. Suspicious activity should be reported to Broward's Sheriff's Office. Use the non-emergency number, unless it is an emergency. Law Enforcement is required to notify the Management Company or a Board Member of any activity on Community Property— so don't call me at 9pm!

MESSAGE FROM THE VICE-PRESIDENT

Just want to hope everyone had a safe and healthy summer. My health is getting there, but I still have some medical situations to take care of.

Not going to preach anything, because not everybody follows the rules. On that note , don't complain if your car gets tagged or you get a violation in the mail. Read your rules.

Walter Lekacz Vice-President Mainlands 3



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

MESSAGE FROM THE SECRETARY

Dear Mainland 3 Good Neighbors,

In the blink of an eye, the summer has come and gone, and we are gearing up for our fall activities and looking forward to the return of our beloved snowbirds.

Our board members have come through some serious health challenges, and we are grateful for the healing journey.

As you know, the term of the current HOA board ends this year, and we will hold elections in November to elect new board members. It is my hope that many of you will consider throwing your hat in the ring and will participate in the government of our beautiful section.

Also, we are moving toward an electronic version of the newsletter to reduce the printing expenses, and we need your email addresses updated in our database. Please send the correct information to the secretary at ddiambois@gmail.com, so we can continue to provide the newsletter to all our members. If you have any concerns, you may contact me via text, call or email as noted above.

Remember that our beautiful clubhouse is available for rent at a very reasonable cost. Please contact us to reserve the premises for your gatherings, parties, celebrations, etc.

Since we changed management company in March, some members are not keeping up with the maintenance fee. If you are unsure where to send your dues, please contact our property manager, Gloria Vidal, who is at the clubhouse every Friday to address residents' concerns and issues. Please note that we will begin collection enforcement efforts to recuperate the unpaid dues. Settle your accounts to avoid costly fines and fees.

We look forward to seeing you at our upcoming Board Meeting. Please see the calendar for the date and time. Let's continue to support each other, be kind and considerate to our neighbors and friends, and make Mainland 3 the best of all the Mainlands.

Thank you for being Mainlands 3 Good Neighbors!

Dominique
HOA Secretary
Mainlands 3

The Newsletter will now be available online only. If you want a hard copy you can pick one up at the Clubhouse.

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.

Hello Mainlands Neighbors!

I'm a Mainlands 3 resident and a dedicated healthcare professional, with over 23 years of experience as a Physician Assistant, and I'm proud to now offer personalized services to our community.

Do you — or a loved one - in the Mainlands need a helping hand?

- **Medical Advocacy**

Including **attending doctor's appointments**, explaining care plans in everyday terms, and ensuring understanding and compliance with medical instructions.

- **Companion Care**

Friendly support and social connection for daily living.

- **Wellness Support**

Encouraging a healthy, respectful, and compassionate lifestyle.
Assistance with errands.

Please contact us for more information.

Lisa Vantias, PA-C

☎ 305.439.9177

✉ Info@Seniorhcs.net



CARDS 31/SCAT

Come join our card group at
Mainlands3 Clubhouse
On Wednesdays at 12:00pm



RUMMIKUB PLAYERS

Do you enjoy playing Rummykub?

If interested in joining our Group

For information call

Linda =239-404-8003

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LOOKING TO SELL YOUR HOME?

I'm at your service!



Call
Minerva Castellano
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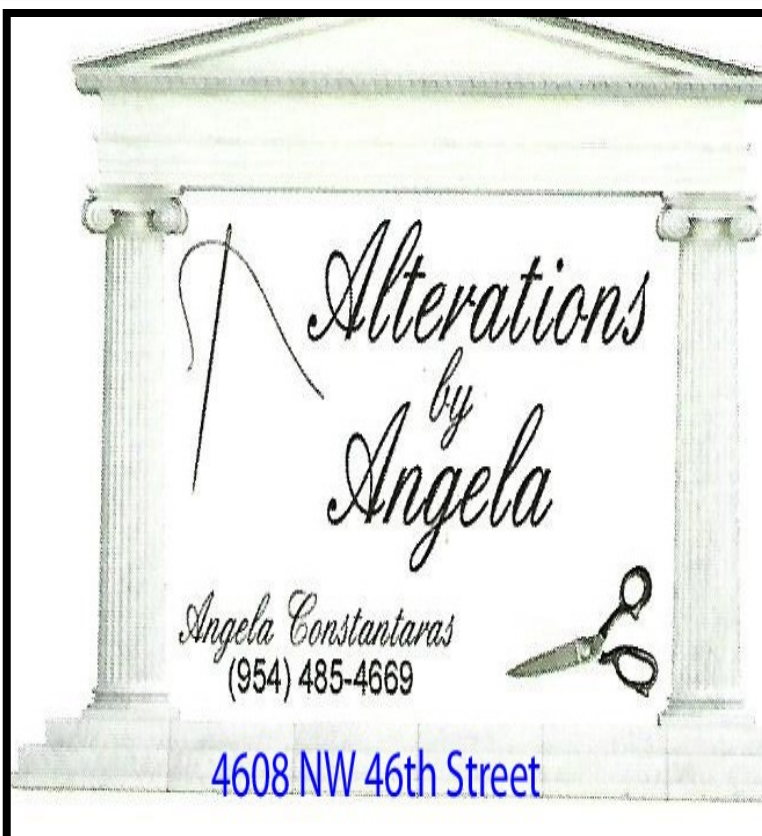
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SEPTEMBER



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<i>1</i> 	<i>2</i> <i>Exercise 9AM</i>	<i>3</i> <i>CARDS SCAT</i> <i>12:-3:30PM</i>	<i>4</i> <i>Exercise 9AM</i>	<i>5</i>	<i>6</i>
<i>7</i>	<i>8</i> <i>Bunco 6:30 pm</i> 	<i>9</i> <i>Exercise 9AM</i>	<i>10</i> <i>CARDS SCAT</i> <i>12:-3:30PM</i> <i>BOARD/CIVIC MTG</i> <i>6:30PM</i>	<i>11</i> <i>Exercise 9AM</i>	<i>12</i>	<i>13</i>
<i>14</i>	<i>15</i>	<i>16</i> <i>Exercise 9AM</i>	<i>17</i> <i>CARDS SCAT</i> <i>12:-3:30PM</i>	<i>18</i> <i>Exercise 9AM</i>	<i>19</i>	<i>20</i>
<i>21</i>	<i>22</i> <i>Rosh Hashanah</i> 	<i>23</i> <i>Exercise 9AM</i>	<i>24</i> <i>CARDS SCAT</i> <i>12:-3:30PM</i>	<i>25</i> <i>Exercise 9AM</i>	<i>26</i>	<i>27</i>
<i>28</i>	<i>29</i> <i>Bunco 6:30 pm</i> 	<i>30</i> <i>Exercise 9AM</i>	<i>27</i> <i>CARDS SCAT</i> <i>12-3:30PM</i>	<i>28</i> <i>Exercise 9AM</i>	<i>29</i>	<i>30</i>