



# TAMASIX NEWS



## WHO TO CONTACT:

President  
Don Schultz  
954-314-7197

Vice President  
Rolana Woodward

Secretary  
Carol Adams  
954-579-4372

Treasurer  
Angela Franklin  
954-935-9988

Financial Secretary  
Michelle Basile  
954-224-1464

Civic Rep.  
Connie Earle  
954-577-2098

Social Director  
—open—

Irrigation Rep.  
Richard Hamre  
954-804-1438

## District Reps. At Large:

Joan Krzak  
954-677-8432

Jocelyn Raphael  
754-234-3316



## IMPORTANT ANNOUNCEMENTS/REMINDERS:

- ◆ Mainlands Section 6 Civic Association *ANNUAL MEETING* and *ELECTION OF OUR BOARD OF DIRECTORS* will be held on Tuesday, December 8<sup>th</sup>, 2020 at 7:00 PM
- ◆ There will be a Special Meeting of the Membership on December 22, 2020 at 7:00 PM to vote on a single By-Laws amendment regarding meeting schedules. An informational mailing went out in November. Voting can be done in person at the meeting or via proxy (by selecting another member to represent your vote at the meeting). Call the office with any questions.
- ◆ See page 2 for an approved change to our Policies and Procedures!
- ◆ The office will be closed December 24-26 and 31-January 2.

## MEETING MINUTES:

\*See pages 5-7 for detailed Minutes from the November 10, 2020 Board Meeting.

\*See page 10 for detailed Minutes from the November 21, 2020 Special Board Meeting.



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[Rinne427@aol.com](mailto:Rinne427@aol.com)



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Paul Pacitti

Senior Housing Shoppers Turn to the Internet For Their Research.

- 85% of senior home buyers go online to search for a home.
- 49% of senior home buyers began their research online.
- 50% of senior home buyers first learned about the home they eventually purchase online.
- Senior home shoppers place high value on neighborhood information & interactive maps.
- Good internet exposure and an experienced agent make a winning combination.




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Mainlands 6 Clubhouse: 4920 NW 51 Court, Tamarac, FL 33319  
Office Phone: 954-777-3256 Website: [www.mainlands6.org](http://www.mainlands6.org)  
2020 Office Hours: Tuesday, Thursday, Saturday Noon to 2:00 PM

**FOR SALE \$600.00  
Joerns Hospital Bed**



Bought it new for \$3,000 three years ago. It came with a regular mattress, but I will also include the alternating pressure medical mattress. For more info, please call 954-486-0275.

*I wish to extend a special*



*To: Clair Desser, Luis Cabrera,  
Richard Hamre, Susan & Jesse  
Posing, Antoinette Diricco and  
Jacques Isabelle for assisting me in  
decorating the clubhouse for the 2020  
Holiday Season.*

*~Carol Adams*

**ATTENTION: POLICY CHANGE**

During the Board of Director's meeting of November 10, 2020, the following policy change was approved by the Board for implementation on December 31, 2020.

**Mainlands Section 6 - Policy &  
Procedures Manual**

**Topic:** Elections

**Policy Number:** VOT-010

**Approval Date:** 12/04/12

**Revision Date:** 11/10/20

**Revision No.:** 1.1

Election of Board Members shall take place at the Annual Meeting.

Election of Board Members shall be conducted by Meeting Ballot.

Election shall be awarded to the candidate, or to the "None-Of-The-Above" option, based on a simple majority of those eligible voters who choose to vote in person, or via proxy assignment.

**With the exception of the Recording Secretary, who may have been called upon to be the generic proxy-holder for an unlimited number of Association Members, no other person shall be allowed to serve as proxy-holder for more than five (5) different Association Members.**



*From The Desk Of...*

## PRESIDENT'S MESSAGE

Dear Residents:

I hope everyone had a wonderful and safe Thanksgiving Holiday. We all are still being challenged by Covid-19 and it is not getting any better, so stay vigilant during the entire season.

We survived the flooding with a few challenges. The pool pumps were under water, so the pool company had to pull the pumps and dry them out and reinstall them, and they are now functioning properly.

For those of us who have Comcast and live on the southern side of the community, I am sure that your internet has been going on and off for weeks. We have been working with Comcast Engineering Department to fix two very big problems they have had. Everything has been fixed since November 30<sup>th</sup> and the Engineering Department is still monitoring our area. So, if you are still experiencing problems please contact them right away so they can come out and look at your equipment.

Don't forget to vote at the annual election on Tuesday, December 8<sup>th</sup> at the Clubhouse, or complete and sign your Proxy and make sure you designate the person voting on your behalf. If you cannot attend and do not have a person you want to designate as your proxy, you can designate Carol Adams, Recording Secretary as your proxy and she will vote on your behalf. Just complete the Proxy and sign your name and her name and drop off at the office, Tuesday, Thursday, and Saturday, from 12:00 noon to 2:00 p.m.

It is my sincere hope that all of you stay safe and have a healthy and happy holiday!

Stay Safe,

Don Schultz,

President



**Mainlands 6 Quarterly Payments are due on the 1st day of each quarter.**

MAINTENANCE STUB FIRST QUARTER DUE Jan. 1, 2021 Date Paid: _____ Check # _____ Amount: \$ _____	MAINLANDS 6 MAINTENANCE FEES FIRST QUARTER- <b>\$90</b> Due by Jan. 1, 2021 Lot: _____ Block: _____ Date Paid: _____ Owner's Name: _____ Address: _____
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**\$25 LATE FEE APPLIES IF NOT IN OUR MAILBOX BY THE 20TH OF THE MONTH.**

IRRIGATION STUB THIRD QUARTER DUE Jan. 1, 2021 Date Paid: _____ Check # _____ Amount: \$ _____	MAINLANDS 6 IRRIGATION FEES FIRST QUARTER- <b>\$24</b> due by Jan. 1, 2021 Lot: _____ Block: _____ Date Paid: _____ Owner's Name: _____ Address: _____
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**\$5 LATE FEE APPLIES 1/30/2021**  
**Don't forget your First Quarter Payment!**



- Please remit your payment by check or money order, they can be placed in the mailboxes outside the clubhouse that are labeled Civic and Irrigation.
- Maintenance Fees and Irrigation Fees must be paid separately.
- If you have any questions regarding your Maintenance payment or for your Irrigation payment, please call the office and the information will be researched and someone will get back to you.

The office is open Tuesday, Thursday and Saturday from Noon to 2 PM.

The phone number is (954)777-3256.

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**MAINLANDS SECTION 6 CIVIC ASSOCIATION  
BOARD MEETING MINUTES, NOVEMBER 10, 2020**

**The Board Members are following guidelines set forth by the State by wearing masks and sitting six feet apart. This meeting was noticed on the bulletin board outside the clubhouse.**

**CALL MEETING TO ORDER:** President Schultz called the meeting to order at 7:01 PM.

**ROLL CALL OF BOARD MEMBERS:** Present were: Don Schultz, Ro Woodward, Carol Adams, Connie Earle, Richard Hamre, Michelle Basile, Angela Franklin, Joan Krzak and Jocelyn Raphael.

**APPROVAL OF MINUTES:** A motion was made by Michelle, seconded by Connie and **UNANIMOUSLY VOTED** by the Board to approve the minutes of the October 6, 2020 meeting.

**FINANCIAL REPORTS:**

**TREASURERS REPORT:** Angela reported the total in our bank for October is \$732,437.36. Total liability and equity \$752,365.01 and current liability is \$236,258.70.

A motion was made by Carol, seconded by Richard and **UNANIMOUSLY VOTED** to accept Treasurer's Report as submitted.

**FINANCIAL SECRETARY'S REPORT:** Michelle reported that the total due for 4th quarter maintenance is \$26,807.87. Michelle thanked Ro and Don for sending out statements for outstanding balances. Due to these mailings, Michelle has seen an influx of payments which totaled approximately \$8,000. A motion was made by Ro, seconded by Connie and **UNANIMOUSLY VOTED** to accept the October monthly report as submitted by the Financial Secretary.

**BOARD MEMBER REPORTS:**

**President's Report:**

**Awning:** Don advised that he is awaiting a date for the awning footing installation. Once footings are in, it should take 2 or 3 days to install the awning.

**Architect:** Don advised that he will make contact with the Chair of the Renovation Committee to attend the next meeting for a clubhouse renovation update.

**Vice-President's Report:** Ro advised that the Governance Committee has been working diligently with submissions for discussion by the Board later in the meeting. Governance meetings will be reconvened in January. Also, Ro notified the Board that one of the committee members found it necessary to resign. An advertisement will be placed in the TAMASIX. **Secretary's Report:** Other than the Minutes submitted previously, Carol had nothing additional.

**Civic Representative's Report:** Connie stated Commissioner Bolton was re-elected. The Board expressed its gratitude to Commissioner Bolton for taking such good care of our District.

**Irrigation Report:** Richard advised that, due to the excessive rain, it would be a while until the sprinklers will be working again. He was not aware of any damage or problems as a result of the storm. The only other issue he has is the length of time it is taking for the irrigation checks to clear. He received a call with regard to this issue. Richard stated that he emailed Charlie asking that he check with Betty as to why it's taking so long for checks to clear. Richard has not received a response. Charlie Matteson (who was in attendance) stated that he hasn't seen an email as of yet but had sent Richard an email that came back. Richard asked that the email be resent. Charlie advised that he did talk with Betty and was informed that she had 6 or 7 checks ready to process.

*Continued on Page 6...*

### **District Representative Reports:**

**Joan Krzak:** Joan stated she received a complaint about someone driving around the neighborhood creating a wake after the rain. Don advised it was him. He was taking photos of the flooding. Also, Joan stated that 4 residents complained that the print in the Tamasix is too small. The Minutes were reduced in font size to keep the number of pages down. Angela stated that the recent increase in size of the Minutes has increased the cost to print the Tamasix. Joan stated that she feels the Minutes are important at this time because residents are not comfortable in attending meetings. Joan made a motion to enlarge the font of the Minutes posted in the Tamasix which would increase the cost of printing. No second. Michelle suggest that only the most important information be transcribed for the Minutes. Lastly, Joan notified that cards are being send to residents who are ill and unfortunately sympathy cards have been mailed out.

**Jocelyn Raphael:** Jocelyn reported on driveway damage following the heavy rains.

### **OLD BUSINESS:**

Board members were provided with a **By-Law Amendment Packet**, submitted by the Governance Committee, with regard to a proposed By-Law change to eliminate all Civic Meetings. A Special Membership Meeting would be conducted on the first Tuesday of each month and the Annual Meeting will still be held in December. Mailing of this Packet to all residents will provide necessary information for a membership vote. Upon motion made by Ro, seconded by Connie and **UNANIMOUSLY VOTED** by the Board it was approved that the proposed By-Law Amendment Packet, as submitted, be prepared for mailing to Mainland's 6 residents.

**Election Packet Review:** Ro provided a copy of the Election Packet to each member of the Board. This Packet includes a cover letter, list of those Board members running for Election and a General Proxy Form. This Packet will be mailed out to all Association members prior to the upcoming Election. Richard stated that at the last meeting, it was his understanding Michelle was not running for Financial Secretary. Richard stated that at the last meeting, Michelle indicated that she would be happy to chair the Nomination Committee. Unfortunately, our governing documents do not allow for any member of the Nomination Committee to run for office unless the nomination comes from the floor during the Association meeting. The only way Michelle could run would be to be nominated the night of the meeting. Richard stated he would like to know who reached out to Michelle to run for the Financial Secretary's position immediately after he submitted his interest form. Michelle stated that, along with Don, many people reached out to her. Following further discussion, Richard requested that his name be withdrawn from the Ballot for the position of Financial Secretary. The position of Financial Secretary will be left blank on the preliminary list of candidates. Should Michelle wish to run for Financial Secretary, her name would have to be brought up for nomination the night of the Election. A motion was made by Carol that the Board approve the Election Packet as submitted this evening with appropriate changes being made to the list of officers. This motion was seconded by Ro and **UNAMOUSLY VOTED** by the Board.

### **NEW BUSINESS:**

**Election Committee Chair:** Don recommended that Richard Hamre be appointed as Chairman of the Election Committee. Upon motion made by Carol, seconded by Ro and **UNANIMOUSLY VOTED** by the Board, Richard was appointed Chairman of the Election Committee.

**Screening Committee Chair:** Don stated that under our Declaration of Restrictions, the Screening Committee Chair shall select 3 or more members to serve on the Screening Committee. Don recommended that Connie Earle serve as Chair. All screening of new residents will now be done by Connie and her appointees. This appointment will take affect as of this date. Carol made a motion to approve the appointment of Connie Earle as Screening Committee Chair, Richard seconded. **ROLL CALL VOTE:** Angela, aye; Richard, aye; Carol, aye; Jocelyn, aye; Michelle, aye; Ro, aye; Don, aye; Connie, aye; Joan, no. Joan stated that Connie has had not experience to be on this committee.

*Continued on Page 7...*

**Revisions to the Residency Chapter of the Policy & Procedural Manual:** Don stated that at the November 5<sup>th</sup>, 2020 Governance Committee meeting, it was determined to request approval for our Attorney to review proposed revisions to the Residency Chapter of the Policy & Procedures Manual. Ro stated that the reason this is being submitted is to support a minimum 685 credit score and background checks be done on all applicants. This is simply a request for review by an attorney. Following a lengthy conversation, and upon motion made by Connie, seconded by Richard it was **UNANIMOUSLY VOTED** to take two topics from the Governance Committee's proposed revisions to the Policy and Procedural Manual to Kaye Bender Attorneys; the first being a credit score of 685 per person clarification; the second a maximum number of resident occupancies.

Connie requested clarification of the fifth paragraph under Residency Application.

**Revisions to the Voting Chapter of Policies & Procedures Limiting number of proxy's per individual associate member:** Richard stated that it may be unfair to allow any 1 person to carry an unlimited number of proxies' for any type of vote. The only exception would be the Board Secretary who would be able to accept any number of proxies'. Richard made a motion to approve that no other person, other than the Board Secretary, shall be allowed to serve as proxy holder for more than five different Association Members, said policy change to become effective December 31, 2020, Connie seconded and the Board **UNANIMOUSLY VOTED** in agreement.

**Late Fee Removal:** Don informed the Board he has received requests from two individuals to remove late fees on their overdue maintenance. Following explanation of the first request, a motion was made by Michelle not to waive the \$200 late fee for one individual and that she must make a payment in full by Dec. 10<sup>th</sup>, 2020. ROLL CALL VOTE: Angela, aye; Richard, no; Connie, aye; Carol, aye; Don, Aye, Ro, aye; Michelle, aye; Jocelyn, aye; Joan, aye. Richard advised that his opposing vote is due to the fact he would like wording placed in the motion that a lien would be placed on the property if not paid by Dec. 10<sup>th</sup>, 2020.

The second request to waive fees was received from an individual who has paid \$60 a quarter for quite some time. This person stated that he was under the impression the \$60 was the quarterly payment. His late fee totals \$100. Upon motion duly made and seconded it was **UNANIMOUSLY VOTED** that we wait for this gentleman's check to be received.

**BOARD COMMENTS:**

**Michelle, Angela and Connie** addressed the Board with regard to recent uncomfortable incidents they have experienced. Two of these incidences involving neighbors and another involving FP&L.

**Richard** updated the Board on the community's website that was attacked. Every bit of content on our website was hacked. Richard said that he is in the process of reconstructing the site from scratch. The website may not look identical but Richard will do his best to reconstruct.

**PUBLIC COMMENTS:** **Charlie Matteson** addressed the Board with regard to a recent Board Executive Session that was held. Mr. Matteson stated that residents of the community should be keep informed of anything that has transpired, even in a closed meeting. Don thanked Charlie for his comments.

**ADJOURNMENT:** Upon motion duly made and seconded, it was **UNANIMOUSLY VOTED** by those members in attendance, to adjourn the meeting at 9:30 PM.

Respectfully submitted:  
Carol J. Adams  
Secretary

## Update- The Mainlands Section 6 Website

Unfortunately, in early November, our Association's website was compromised by means of an unknown external attack.

What some people might know as a hack, this incident resulted in the complete erasure of our website's content.

No external persons were able to access any private data, since none is stored on the site.

Hackers attempt to exploit thousands of websites daily in hope of finding valuable data .

Our website now has automatic backup system to avoid losing our content, should such an incident occur again.

After rebuilding a good portion of the website, it was destroyed again. The fault is not with any computer nor is it the fault of our hosting service. Blame can only be with the Internet criminals who exploit websites every day.

It now appears that our website is once again secured and is now being rebuilt and restoring as much as possible of the lost content.

Please be patient as this is a work in progress. Also, please feel free to contact Richard Hamre at 954-804-1438 or [RFHamre@yahoo.com](mailto:RFHamre@yahoo.com) if you notice any errors.



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MAINLANDS 6 RESIDENTS**





## The Compliance Committee



- ◆ Our Community is shaping up nicely. Most people seem to appreciate reminders about community rules pertaining to individual properties. Unfortunately, there are some homes that do not seem to comply with our governing documents. The Compliance Committee is actively addressing these issues.
- ◆ Please keep fruit trees trimmed; there are many overgrown fruit trees in our community.
- ◆ Please do not leave food out for animals– this attracts rats, which are a big problem!
- ◆ BSO has advised that burglars look to rob houses that have trees/bushes around windows and doors that will block visibility. Keep your greenery trimmed and help keep yourself and your home safe.

**IF YOU SEE SOMETHING; SAY SOMETHING!!!**

**This community is for us all; please do your part!**

**Please call Antoinette Diricco at (732) 300-4477 with questions or concerns.**

## IRRIGATION REPORT

In November, it rained an awful lot.

Our grass is green.

Enough said.

Contact Richard Hamre with sprinkler problems.

954-804-1438

[RHamre@Mainlands6.org](mailto:RHamre@Mainlands6.org)

(Text or Email is Best)



**MAINLANDS SECTION 6 CIVIC ASSOCIATION  
SPECIAL BOARD MEETING MINUTES, NOVEMBER 21, 2020**

**The Board Members are following guidelines set forth by the State by wearing masks and sitting six feet apart. This meeting was noticed on the bulletin board outside the clubhouse.**

**CALL MEETING TO ORDER:** In the absence of President Schultz, Vice President Woodward called the meeting to order at 6:58 PM, seeing that all Board members were present.

**ROLL CALL OF BOARD MEMBERS:** Present were: Ro Woodward, Carol Adams, Richard Hamre, Michelle Basile, Angela Franklin, Joan Krzak and Jocelyn Raphael. Absent was: Don Schultz.

**HOLIDAY GIFT CARD GIVE-AWAY:** Ro advised that the community's earned income for both 2017 & 2018 exceeded the limit allowed for our tax-exempt status. Therefore, payments were made to the IRS. The community's tax attorney, Raymond Skelton, requested a meeting with the President, Vice-President and Treasurer for the purpose of discussing the 2019 tax return. Mr. Skelton advised that in order to prevent the IRS coming after the community again and potentially losing our not for profit status, the Board must spend money on a social activity before the end of the year.

During the meeting with Mr. Skelton, Angela suggested that the community conduct a drive-by Publix gift card give-away so as not to lose our not for profit status. After Board discussion as to how the gift card distribution should be handled, it was **UNANIMOUSLY VOTED** that residents would enter the clubhouse thru the front door, be authorized by property address, given a gift card and directed to leave thru the back door.

Richard stated it is his understanding that the IRS and our Articles of Incorporation prohibit us from using money to give out to individuals. The penalty is losing our tax-exempt status. We should contact the tax attorney and clarify inurement so as not to run the risk of permanently losing our tax-exempt status. Upon motion duly made and seconded, it was **UNANIMOUSLY VOTED** by the Board, that a Publix Gift Card Give-Away would be conducted on Sunday, December 20, 2020, from 12:00 Noon to 4:00 PM, inside the Clubhouse, contingent upon the approval and verification by Tax Attorney Raymond Skelton.

**TAMASIX ADS:** Angela brought up the fact that payment for ads running in the TAMASIX have not been received for quite some time. Consequently, ads are running for free. This will be reviewed by office staff and proper billing will be implemented.

**ADJOURNMENT:** Upon motion duly made and seconded, it was **UNANIMOUSLY VOTED** by those members in attendance, to adjourn the meeting at 7:40 PM.

Respectfully submitted:  
Carol J. Adams, Secretary

***Please Welcome  
Our Newest Fall  
Neighbors to  
Mainlands Section 6!***



- 5006 NW 50 Court –  
Janis Echea - L
- 4929 NW 55 Street –  
Christopher Chalich &  
Anne Kale - P
- 4809 NW 49 Road –  
Doris Aaron - P
- 4924 NW 55 Court –  
Miguel Rodriguez - P
- 4940 NW 55 Court –  
Charles Folger - P
- 4953 NW 55 Court –  
Alfred & Rita Brown - P

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**DON'T YOU THINK?**

**Mainlands 6  
Friendship Report**

**By: Joan Krzak**



**A Sympathy Cards were sent to:**

- **Armin and DeLourdes St. Louise Family.**
- **Herbert Kelly Family**

**Get Well Cards were sent to:**

- **Connie Cluen**
- **Cerline Mc Intosh**
- **Mally Grimshaw**





**If you know any neighbor who is just having a hard time, is unwell at home, is confined in the hospital, a nursing home, or cared for by hospice, or has lost a loved one, PLEASE call me at 954-677-8432.**

**Joan Krzak,  
District Representative**



Mainlands Section 6 Civic Association, Inc.  
 4920 NW 51 Court  
 Tamarac, FL 33319

# December 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8 7:00 PM- Annual Mtg. - Vote For 2021 Board!!	9	10 	11	12
13	14	15	16	17	18	19
20	21	22 7:00 PM- Special By- Laws Voting Meeting!!	23	24  Office Closed	25 	26  Office Closed
27	28	29	30	31  Office Closed	Jan. 1	Office Closed Jan. 2