



# The Four~Caster

Mainlands Unit IV

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

November 2025

## A Thanksgiving Dinner Sunday, November 23, 2025

At the Clubhouse ~ 3:00 pm

**Tickets - \$5.00** (no refunds)

Call: Ann Wagner (614) 783-8504



Or Dinner can be delivered for shut-ins.

Call George Wagner  
(614) 668-1315

George will pick up your \$5.00  
A volunteer will deliver dinner  
on November 23 after 4:00 pm




## Unit 4 Volunteer Appreciation Celebration

Sunday, November 9, 2025

2:00 pm

Each group that has volunteers will have a chance to thank them.

**Socializing ★ Snacks ★ BYOB**

Everyone is welcome to attend and show their appreciation for our awesome Unit 4 Volunteers!

To help out or get more information call:

Virginia Fox 510-301-1663

Unit 4 Social Club presents

## New Year's Day Brunch

January 1, 2026



**\$15.00 per person** (no refunds)

Two Seatings: 10:30 am & 11:30 am

**BYOB**

Plated brunch featuring:

Ham & cheese quiche, veggie quiche, fresh fruit,  
salad with lemon vinaigrette dressing, scones,  
coffee and tea and juice

Brunch by Frankie D's Catering

Harp music by Taylor Mills

For tickets call:

Ann Wagner (614) 783-8504



## Christmas Dinner Dance

December 6, 2025

**\$30.00 per person**

(no refunds)



5:30 to 10:00 pm

Dinner by Frankie D's Catering

Music by Anthony Barcello

For Tickets Call:

Ann Wagner (614) 783-8504



**BYOB**

# The Four~Caster

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## Unit 4 Board of Directors

### Officers for 2024/2025

**Deb Schnitzler - President**

727-215-3127

**Linda Byrd - Vice President and Recreation**

610-517-8180

**Ken Krywanek - Treasurer**

727-803-6316

**Meg Lashley - Secretary**

727-403-4430

**Scott Shankle - Roofs**

954-494-9899

**Nancy Buckles - Painting**

727-415-6253

**Ann Mosier - Lawns & Irrigation**

813-966-0044



**Joe Polkowski**

**Unit 4 Property Manager**

727-573-5670

## News from the Board:

Hello Everyone!

As unbelievable as it seems, we are heading into the holiday season. Wow! Where did the year go? Now that fall, and soon winter, seasons have arrived, there will be a lot of activities to attend and of course volunteer opportunities to make those dinners, dances, etc. happen. Please help out when needed, "Many hands make light the work." It can be just as much fun preparing and/or cleaning up after the event as during the event.

At our October 2 Board meeting the directors provided their usual reports. There was one item on the agenda about large vehicles parked on the street which was not worded well and after some discussion it was tabled until November meeting. We had the Annual meeting on October 23, and I want to thank everyone who took the time to vote. I also want to thank Becky, Sue and Jayne for standing by at the clubhouse for in person voting and counting the votes.

Some of you may have forgotten, so I'm going to remind everyone of the importance of completing an Alteration Form before you do any work on the exterior of your home. This includes planting flowers or trees, installing windows, gutters, doors, new a/c or anything else. We have had a couple of incidents recently that have, unfortunately, cost the homeowners involved money. One was a covered patio being converted to a room addition without alteration approval nor a permit from the city. Another homeowner began work on a French drain installation without an alteration approval. A stop work order was placed on the room addition, and the homeowner had to obtain proper permits and remove some of the completed work. The other homeowner's project was also stopped until proper approval was obtained. This is a condominium community which has rules every one of you agreed to when you moved in. Please pull out the rules and read them once in a while to refresh your memory so problems don't pop up.

Next Board meeting will be November 6, at 6:30 p.m. I hope to see you all there!

Sincerely,

**Deb Schnitzler**

Homeowners' Board President



Lic.# JB196822



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\*fleas/ticks & german roaches may incur additional cost

# The Four~Caster



## Social Club Annual Report

It's been a busy year, thankfully with no hurricanes!! I want to review with you all that your Social Club has accomplished. Keep in mind, the purpose of our Social Club is to promote the social, recreational, and educational enrichment of our residents and strengthen their bonds of friendship.

So, from a social perspective, we've hosted 16 events over past ten months (parties, dinners, dances); sponsored two garage sales; four potlucks with over - 100 attending two of them (more than average visitors); and held nine breakfasts for our community.

From an educational perspective, we've held seven general meetings; five blood drives; two lunch and learns; published 12 issues of our monthly newsletter, the Four~Caster, which is self-sustaining thanks to Deb Higgins efforts; and continued the work on a multi-volume resource manual for residents that is constantly updated.

From a recreational perspective, each week Tuesday/ Wednesday/ Saturday there are games going in the clubhouse, Social Hour on Fridays, twice weekly chair exercise and three times weekly pool exercise, monthly Bunco and Trivia, in addition to a wide variety of clubs and groups meeting weekly to monthly on a variety of topics working independently outside of the clubhouse. Our shuffleboard team are multi-time champions!

We've offered free events for residents including music on the lawn, potlucks, ice cream socials, Thanksgiving dinner (in conjunction with our Women's Club), Sunday matinee movies, Super Bowl watch, a Halloween Planetarium visit, and music by the pool.

The clubhouse has been used more than fifteen times this year at no cost to residents

Bar none, we are the best run and most financially sound clubhouse in the Mainlands, thanks to the work of Sue Sukup and her team. The clubhouse is well organized and efficient, she scouts for bargains to keep costs down, and the décor is best in Mainlands, with frequent comments from residents of other units expressing jealousy!

Our library, housed in the back of the clubhouse, is the best in Mainlands, thanks to Darleen Cohen and her helpers. It's stocked with current selections, fiction and non-fiction, as well as puzzles and magazines for residents to check out.

The New Resident Welcome Committee, Jayne Fafard and Tony Cheeyou, have visited more than 30 new residents this year, welcoming them to the neighborhood and introducing them to our community.

The One Blood Bloodmobile, in just six visits, received an average of five pints of blood, which helped more than 30 people each month in Pinellas County.

Our Sunshine Committee brightens the day of residents with Eileen Shankle sending out over 50 cards to residents for sympathy, get well, and thinking of you during times of struggle.

We've accomplished a lot but struggled as well: two cancelled events due to poor ticket sales, poor attendance at Social Club meetings, an incomplete board – per bylaws, we should have a five-member Executive Committee and four members at large – currently, and in 2026, will have six out of nine members.

Our goals for 2026: increase member participation by 5-10% (15-30 more residents at events like Social Club general meetings); coordinate with Men's Club and Women's Club to increase their membership and participation as well, perhaps co-sponsoring events; maintain lowest possible cost for ticketed events; work to fill the board or revise the bylaws to reflect new resident culture; rethink what Social Club is, and isn't, to reflect needs of our resident members.

Some residents have expressed concerns over the amount of money being held in our bank account. While we wish those were non-allocated funds, that's not the case. This time of year, we are gearing up for our largest events of the season (Halloween, Thanksgiving, Christmas Dinner Dance, New Years Day this year, and Western Roundup) and have funds earmarked for caterer payments and groceries for those events, as well as musicians. This is also the time of the year where our clubhouse storehouse and pantry are refilled for breakfasts and other events.

At the time of this writing, from the approximate \$7400 in our account, about \$6200 is earmarked for payments before the end of January 2026. We are being frugal with our spending as we no longer have monies from the 50/50 raffle for backup. We like to roll over remaining funds at the end of each year to get the next year off well.

Finally, there have also been questions over our use of Frankie D as our go-to caterer for various events. Frankie gives us a deal that cannot be matched by other local caterers or individuals. Purchasing and preparing foods ourselves, for the numbers our unit draws into events, would be a monumental task and no one is interested in taking on that one or creating a team to regularly do that. On the next page you will find a chart showing the costs and breakdown for our major events and hopefully show you why we like to use Frankie.

We've got awesome, caring residents and we, as a board, want to continue to do everything we can to support them and enrich their lives.

Thank you!

**Paula Termeer**

Social Club President



# The Four~Caster

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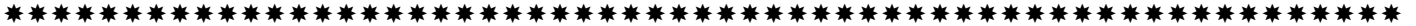
## Christmas Dinner Cost Comparison Chart 2025

Menu Offering	Frankie D's Catering	Banquet Masters	Fresh Connection	Elite Events
Salad bar, rolls & butter, three protein entrees (meat, fish, chicken), two or three starches (potatoes, rice, pasta) and two or three dessert choices	\$35 per person			
Salad bar, three protein/pasta dishes, a starch and veggie of their choice, dessert, and coffee/tea		\$46 per person person plus*		
Salad with one entrée and accompanying starch or veggie, no dessert			\$35-\$60 per person*	
One entrée and starch, veggie, no dessert or beverage				\$50-\$70 per person*
Ticket price with music included	\$30 per person	\$65 per person	\$50-\$80 per person	\$70-\$90 per person

- \* The plus for Banquet Masters is a required \$200 gratuity for each server/kitchen assistant at the event. For our numbers, even with a buffet, they require, by contract, four staff (\$800).
- \* Fresh Connection and Elite also require the gratuity be built in to their required staff count at an event, which could add \$800 to \$1000. That works out to about a 30% gratuity additional on each ticket.
- \* Social Club provides Frankie D and his helpers a gratuity at the end of the evening.



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Please mention this card when booking. First time guests only. Limit one per guest.

## Potluck Coming Up!

Our first Unit 4 Monday potluck was a delicious success, so we plan to repeat the performance on the first Monday of each month at 5:00 pm. For November it will be **November 3**.

Bring a dish to share - main dish, side dish or dessert - along with your own place setting and a big appetite.

Call Judy Harriman, (727) 312-7652, with questions.

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## Art Club News

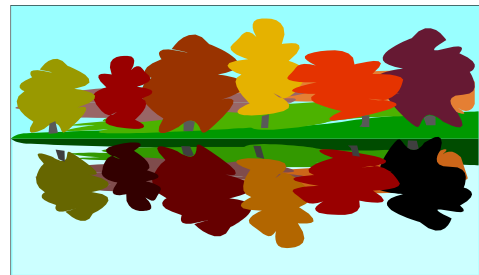


Our Unit 4 art group will be back in session every Wednesday at 1:00 pm starting November 5. All artists and would-be artists are invited to join us. Just bring your oils, pastels or watercolors and do your thing.

We don't have art instructors, but we do help and inspire each other!

See you there.

Call Judy Harriman, (727) 312-7652 for more information.



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**Cyndi Rue**  
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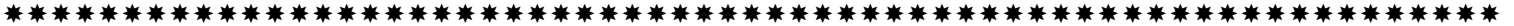
**\$50 OFF**

Any repair or maintenance service of \$500 or more

**\$100 OFF**

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# The Four~Caster



## Women's Club

Hello Ladies!

I hope you all enjoyed our October meeting. We had beef chili, chicken chili and veg chili along with all the fixings. Our deserts were made by Susan Ohl and Carol Burnett. Thank you to all who cooked and helped with the clean up!

Our guest speaker was Officer Dominic Sorice from our Pinellas Park Police department. He is our community policing officer. Dominic discussed our personal safety for home and car, and being aware of your surroundings at all times. After his presentation he opened the floor for questions.

During our meeting we discussed the luncheon cruise and we had ballots for you to fill out.

- ◆ 3 votes for Charter
- ◆ 3 votes for Dinner
- ◆ 30 votes for Lunch
- ◆ 9 of the 30 didn't choose month
- ◆ 5 votes for March
- ◆ 16 votes for April



### Officer Dominc Sorice

Community Policing Unit  
Services Division

Office: (727) 369-5771

Cell: (727) 946-3798

dsorice@pinellas-park.com

The luncheon cruise will be April 14, 2026.

Next month we will have possibly 2 guest speakers with shorter programs.

As always, I would like to thank our Women's Club Board! Susan Ohl 1st V.P., Ann Marie Fraley 2nd V.P., Jayne Fafard Secretary, Carol Burnett Treasurer. Along with Becky Prince, Sue Sukup, Dorthy Nix, Sara Snider and many more of you that help set up and clean up! We appreciate all the help and support.

See you all soon!

### Marilyn Anderson

Women's Club President



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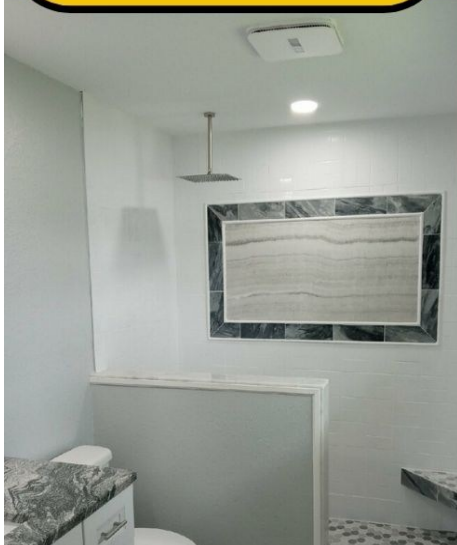
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SOCIAL CLUB UNIT 4



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**November 8**  
8 am to 10 am  
\$5.00  
and  
**Bloodmobile**  
Pancakes  
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Potatoes  
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Coffee, Tea, Cocoa

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Menu changes monthly



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# Unit 4 - November 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Noon Men's Poker
2 Daylight Saving Time Ends 	3 9a Aquacize  3p Shuffleboard  5p Potluck 	4 9a Chair Exercise  5:45p Euchre 6p Hand & Foot 7p Darts	5 9a Aquacize  1p Art Club  5p Men's Poker 6p Ladies' Poker & Bridge	6 9a Chair Exercise  3p Shuffleboard  6:30p HOA Meeting	7 9a Aquacize  3p Social Hour	8 8 - 10a Breakfast & Bloodmobile   Noon Men's Poker
9 2p <i>Volunteer Appreciation Celebration</i> 	10 9a Aquacize  3p Shuffleboard  6:30 Bunco	11 9a Chair Exercise  Noon Women's Club Lunch  5:45p Euchre 6p Hand & Foot 7p Darts	12 9a Aquacize  1p Art Club  5p Men's Poker 6p Ladies' Poker & Bridge	13 9a Chair Exercise  3p Shuffleboard  5:30p Men's Club Meeting	14 9a Aquacize  3p Social Hour	15 Noon Men's Poker
16	17 9a Aquacize  3p Shuffleboard	18 9a Chair Exercise  5:45p Euchre 6p Hand & Foot 7p Darts	19 9a Aquacize  1p Art Club  5p Men's Poker 6p Ladies' Poker & Bridge	20 9a Chair Exercise  3p Shuffleboard	21 9a Aquacize  3p Social Hour	22 Noon Men's Poker
23 3p (T)  <i>Thanksgiving Dinner</i>	24 9a Aquacize  3p Shuffleboard	25 9a Chair Exercise  5:45p Euchre 6p Hand & Foot 7p Darts	26 9a Aquacize  1p Art Club  5p Men's Poker 6p Ladies' Poker & Bridge	27 <b>Happy Thanksgiving!</b> 	28 9a Aquacize  3p Social Hour	29 Noon Men's Poker

30

(T) = Tickets Required. *Purchase tickets at least one week in advance of the event.*



# The Four~Caster



## Your Unit 4 Social Club invites you to attend: **EVERYTHING!**

- ♦ Meet your neighbors.
- ♦ Make new friends.
- ♦ Play some games.
- ♦ Have some great food.
- ♦ Hear some music.
- ♦ Laugh a lot.



We have lots of fun events in our unit and many, many friendly folks. There is a charge for some events, but there are lots of **FREE** happenings for Unit 4 residents, too. See the Four~Caster and the marquee for dates, times and details.

*It won't just make your day,  
it will make ours!*



## Men's Club Report

Thanksgiving is this month, and we celebrate the true meaning of Thanksgiving. Thanksgiving is to express gratitude for life's blessings, celebrate family and togetherness and reflect on the importance of community and giving back. When we gather for our Thanksgiving Day dinner with our turkey and pumpkin pie, we should take the time to thank God for all he has given us.

Thank you everyone for making our spaghetti dinner a success.

The next Men's Club meeting is November 13, at 6:00 PM.

Hoping you all have a Blessed Thanksgiving,

**Bob Crawford**

Unit 4 Men's Club President

(610)741-3322

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Give thanks! One of my favorite holidays is just around the corner. It is a time to gather with loved ones and friends to express gratitude for the abundance in our lives. I am thankful to live in the wonderful community of Mainlands. As we give thanks, let us not forget to extend a helping hand to those who are less fortunate by contributing to local food banks and charities.

If you happen to know someone who is contemplating selling or buying a property. I am ready to answer any questions they may have regarding real estate. Please encourage them to reach out to me for assistance.

This report will reflect the sales between September 13 and October 12, 2025. There are currently 41 homes listed in Mainlands' community. The prices range from \$215,000 to \$475,000. In Unit 4 there are eight active listings, two pending sales, and no sold homes this past month. To all my Mainlands neighbors, I wish you a Happy Thanksgiving!

Donna Marie Bartoli – Century 21 - Realtor<sup>®</sup>, GRI, PSA, SRES, Mainlands resident  
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Status	Address	Beds	Baths	Sq. Ft	Garage	Listed Pr.	Sold Pr.	Sale Date	DOM*
Active	9737 36th Way N.	2	1	1073	1	\$230,000			229
Active	9813 37th St. N.	2	2	1111	1	\$254,000			20
Active	3662 101st Ave. N.	2	1	1328	1	\$249,000			45
Active	9639 Mainlands Blvd. E.	2	2	1328	1	\$310,000			154
Active	10155 36th Way N.	2	2	1328	1	\$282,900			58
Active	3643 Mainlands Blvd. N.	2	2	1328	1	\$285,000			98
Active	9843 34th Way. N.	3	2	1517	1	\$374,500			82
Active	3559 100th Ave.N.	2	2	1737	1	\$349,900			48
Pending	3605 100th Ter. N.	2	2	1649	1	\$249,900			89
Pending	3490 99th Pl. N.	3	2	1649	1	\$399,500			18



\*DOM= Days on market. These properties may or may not be listed and/or sold by Donna Marie Bartoli.



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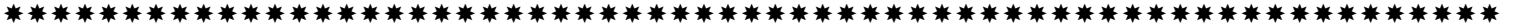
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# The Four~Caster



**Welcome Our New  
Neighbors to Unit 4:**  
Mark & Robin Hilfinger  
Deborah Lee



## News from the Sunshine Committee

For September, the Sunshine Committee sent the following cards:

- Get Well - 2
- Sympathy - 2

If you know anyone in Unit 4 who could use a little cheering up, please let Eileen Shankle know. Her number is (609) 412-1841.



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Wednesday night  
7:00 pm

# The Four~Caster

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*Come on over to the pool  
and join us!*

**Monday, Wednesday & Friday  
9:00 am**


*We have fun!*




**Women and Men  
Are Welcome!**

## Chair Exercise

**Tuesdays & Thursdays  
9:00 am  
At the Clubhouse**



**Women and Men  
Are Welcome!**

SRES  
where the future takes shape

REALTOR  
MLLS

# Mainlands

## Real Estate, Inc.

Aldi's Shopping Center  
9185 US Highway 19 N.  
Pinellas Park, FL 33782

**www.MainlandsRealEstate.com      (727) 576-0101**

- Original Mainlands Real Estate office since 1969
- Walk-ins welcome! Convenient location
- Specializing in Listing, Selling and Leasing
- We do Open Houses!
- Broad advertising and extensive internet marketing

- 4 Full-Time agents holding the Senior Real Estate Specialist designation for Senior Communities
- Take advantage of our years of experience to obtain top dollar for your Mainlands home
- COMPLIMENTARY Comparative Market Analysis available upon request

**LUISA TOLUSSO**  
BROKER  
LTolusso@msn.com  
(727) 385-7342

**CHRIS McDONALD**  
REALTOR  
Chris.MainlandsRE@gmail.com  
(727) 631-1150

**PAM MARTINCIC**  
REALTOR  
PamMartincic@gmail.com  
(727) 439-7920

**TOM MONTEFINESE**  
REALTOR  
TMonte7@gmail.com  
(727) 254-2553

# The Four~Caster

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## NAME TAG ORDER FORM

Still only \$9.00!

Print your First and Last Name as you would like it to be on the name tag:

-----  
Address -----

Phone -----

Magnetic

Pin Back

Enclose your check for \$9.00 with this form  
and give to:

Ann Wagner  
3523 - 100th Avenue N  
614-783-8504



**McDonnell  
Plumbing Inc.**

**CALL OR TEXT**

**727-546-8788**

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# The Four~Caster



OVER  
**25+ YEARS**  
*of Experience!*

**TrustMajestic.com**  
*Where You Get Treated Like Royalty!*

## “HOW TO NOT GET SCAMMED BY A CONTRACTOR IN FLORIDA!”

Regardless of the project from new build, remodeling to essential repairs—a good contractor can offer the knowledge and experience needed for a job well done. Choosing the wrong contractor can cause setbacks, unexpected issues, or stop a job in its tracks.

### Read Reviews Online

Here are a few of the best resources for screening Florida contractors:



### Ask for Credentials

Legally registered contractors need:

- A license from the Florida Department of Business and Professional Regulation (DBPR).
- Contractors need workers compensation insurance.
- Florida requires contractors to have general liability insurance

### Get Quotes in Writing

Have a clear understanding of the following when getting a written estimate:

- Project costs.
- Timeframe.
- Warranty.

### Look for Red Flags

Some common red flags are:

- Mostly negative reviews online.
- Missing insurance or licenses.
- Trouble contacting or communicating with the contractor.



### HIRE A CONTRACTOR YOU CAN TRUST

What sets “Majestic Services” apart from the 5000+ contractors in Florida?

- ✔ 25+ years of experience
- ✔ Transparent pricing & communication
- ✔ Skilled & certified technicians
- ✔ Competitive & fair pricing
- ✔ Craftsmanship guarantee

### Experience. Expertise. Excellence.

At Majestic Services, we deliver expert craftsmanship, honest pricing, and fast, reliable service. We're the trusted choice for homeowners & businesses who demand quality and professionalism.

#### STATE LICENSED

- State Licensed General Contractor (CFC)1268779
- State Licensed Electrical Contractor (EC) 12614868
- State Licensed HVAC Contractor (CAC)1623937
- State Licensed Plumbing Contractor (CPC)1433754

#### CONTACT US FOR FREE QUOTE

📞 **727-877-1383**

✉ [Service@trustmajestic.com](mailto:Service@trustmajestic.com)



SCAN QR CODE TO BOOK NOW

# The Four~Caster



Unit IV



# Darts

Tuesdays  
7:00 pm



Come Join the Fun!  
★  
Women and Men

## Social Hour

Every Friday  
At the Clubhouse ★ 3:00 pm  
*Don't be anti-social! Join us!*

### Need Tickets for an Event?

Stop by the Social Hour on Friday. If there are tickets available you will find them here.



# The Four~Caster

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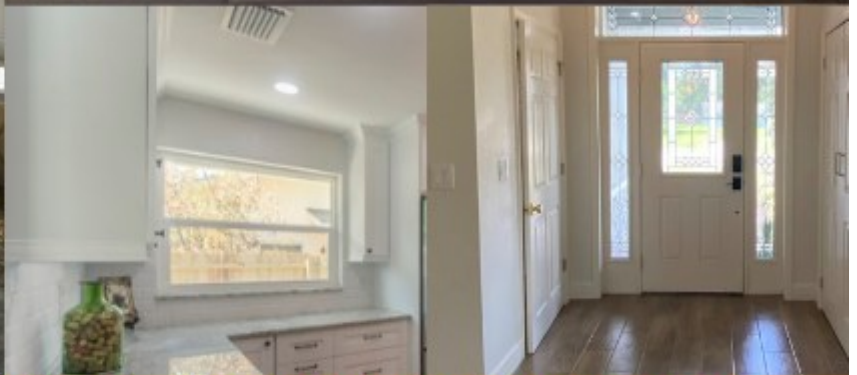
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windows & door installation!**

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## Euchre - Tuesday

Every Tuesday night at 5:45 pm.

## Hand and Foot - Tuesday

Every Tuesday night at 6:00 pm a good time is had by the Hand and Foot group at the Clubhouse. But it could be even more fun with more players! The group is happy to teach you how to play. Join up now!

## Bridge - Wednesday

We play social Bridge every Wednesday evening at 6:00 pm at the clubhouse. We are a fun group and generally have from three to six tables and we are usually finished by 8:45. If you would be interested in joining us, please call Sharon Strabel (727) 637-7777 or Shirley Rossmiller (727) 310-1472.

## Men's Poker

## Wednesday & Saturday

At 5:00 pm on Wednesday and 11:30 am on Saturday, a men's group plays Poker at the clubhouse. If you are interested in joining us, please call George Wagner at (614) 668-1315.

## Ladies' Poker - Wednesday

If you would be interested in a Ladies' Poker game on Wednesday evening at 6:00 pm, please call Lou Fill at 727-572-9660.



**Please  
Support  
Our  
Advertisers!**


**Monthly Meetings  
by Week and Day**

First Thursday: Homeowner's Board Meeting; 6:30 pm  
 Second Monday: Bunco; 6:30 pm  
 Second Tuesday: Women's Club Lunch; Noon September through April  
 Second Thursday: Men's Club Meeting; 6:00 pm October through April  
 Second Saturday: Breakfast; 8:00 to 10:00 am September through April  
 Third Thursday: Social Club Meeting; 7:00 pm  
 Fourth Friday: Trivia; 7:00 pm


**Important Emergency  
Phone Numbers**

If you see unusual or suspicious activity, call:

**Extreme Emergency: 911**  
**Non-Emergency Pinellas Park Police (727) 369-7864**  
**Crime Prevention (727) 369-5767**



If a street light is out, call:  
 Street Light Repair (800) 700-8744  
*Have the number from the pole to identify the exact location.*



**Bunco**

**November 10 - 6:30 pm**

No prior experience necessary.  
 Bring your own snacks and drinks.  
**Call Debbie Higgins for more information.**  
**219-921-3413**

**TRIVIA On Vacation  
for the Holidays**

**No Trivia in November and  
December**

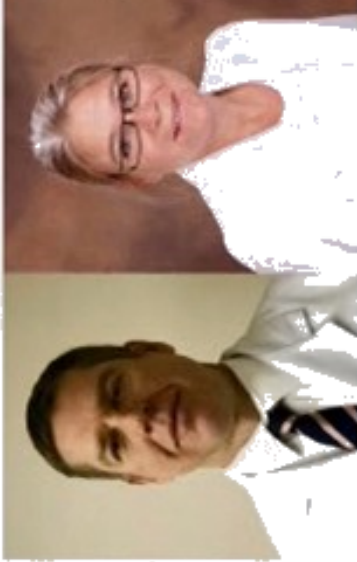
**See you all in January!**



# PHYSICIAN'S CHOICE Hearing Solutions

Office Hours: MWF - 10AM-3PM  
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Pinellas Park, FL 33782  
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