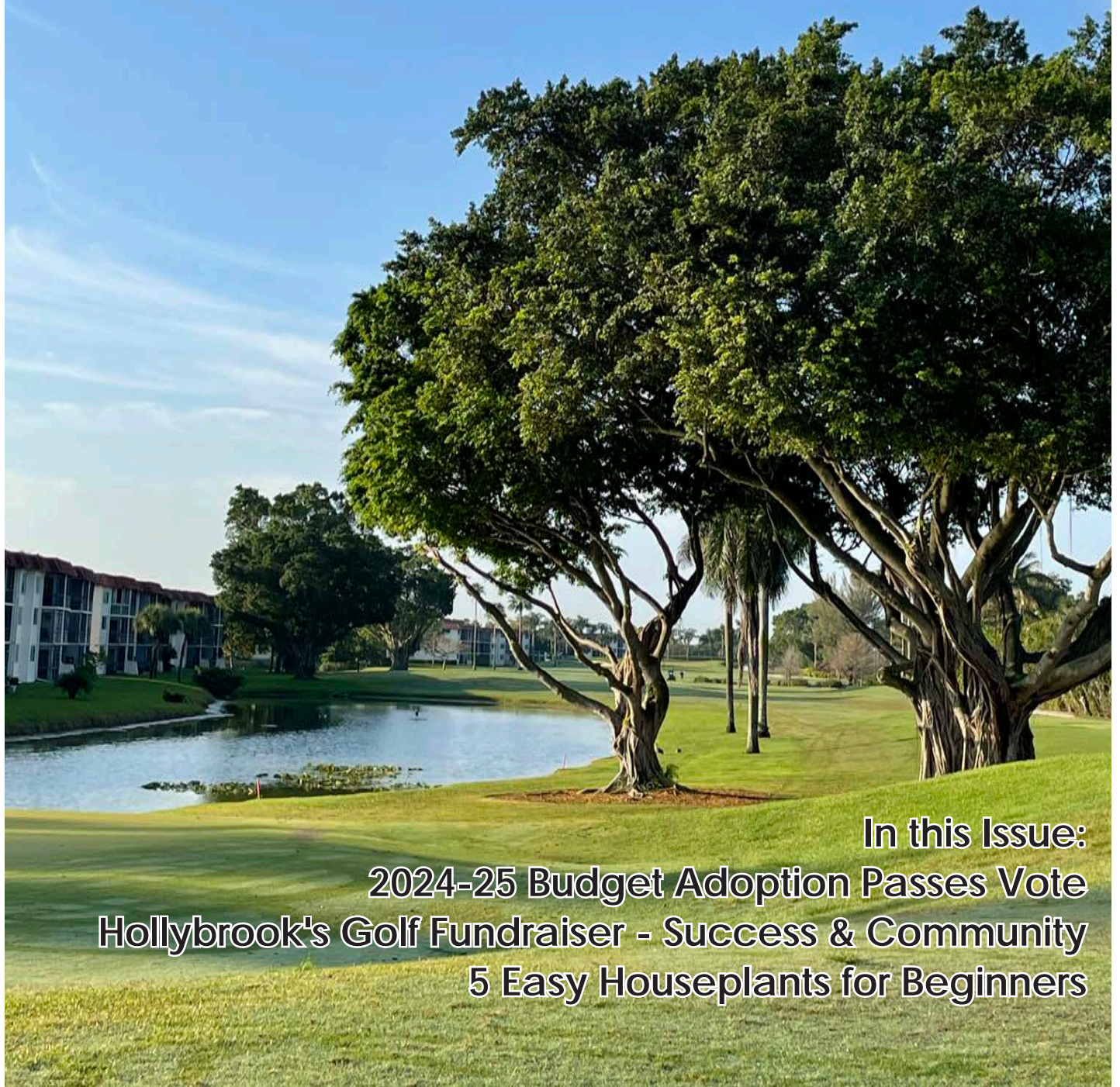


THE VOICE OF HOLLYBROOK

April 2024
No. 163



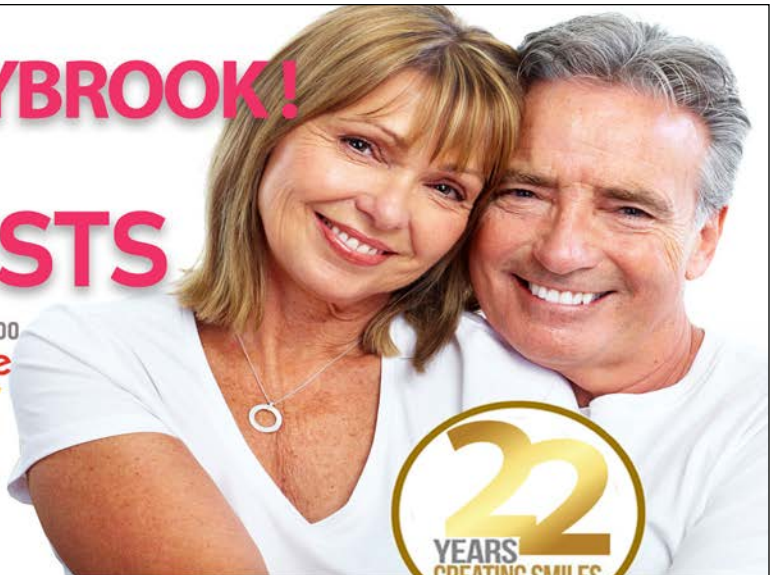
In this Issue:
2024-25 Budget Adoption Passes Vote
Hollybrook's Golf Fundraiser - Success & Community
5 Easy Houseplants for Beginners

THANK YOU HOLLYBROOK! FOR MAKING US YOUR PREFERRED DENTISTS



More than 500
Google
Reviews ★★★★★

Ph: 954-967-8280



Claudia Salas D.D.S - Tomasz Grabczak D.D.S

FREE
Consultation
and X-Rays

New Patient Special
\$100 OFF
Any Whitening System

FREE
Dental Implant Consultation
&
invisalign Consultation

7861 Pines Boulevard - Pembroke Pines FL 33024 - College Plaza - www.salgradental.com



Hey Neighbors

I'm Nathalie Your Local Real Estate
Expert & Your New Neighbor

I am an award winner and a consistent
leader, with a reputation for tenaciously
protecting my client's interests, and
here is also what I am known for:

- **No. 1 Realtor in Hollybrook**
- Marketing and Staging Specialist to
get YOU Top \$\$\$
- Cutting Edge Technology and Social
Media Advertising Campaigns
- Savvy Negotiator while Implementing
Brilliant and Winning Strategies

YOUR SUCCESS IS MY REWARD!

Nathalie Lessard REALTOR®

- ☎ (954) 261-7163
- ✉ southflorida2012@gmail.com
- 🌐 nathalielessard.com
- 📍 Hollybrook Real Estate News

**Has the Market
Peaked Yet?**

Contact Me for a
FREE Market Analysis
on Your Home, No
Strings Attached.

Je Parle Français



NATHALIE LESSARD, P.A.
THE NEXT GENERATION IN REALTY



ReliaCare, Inc.



Home Care Services

"Excellence with a Personal Touch"

Long Term Insurance Accepted

*"Customized Services – Reasonable Rates
Tailored to Individualized Needs!"*

Discount Rates

24 Hr. Live-In Services

Bonded & Insured

Background Screening

Registration #: HCS228215

License #: NR30211077



- Certified Nurse Assistants
- Home Health Aides
- RNs & LPNs Available

Family
Owned & Operated
Nancy Nadel
Bonnie Alleman



954-432-6552

Providing Quality Home Care Services



Inviting members of the Hollybrook community to take advantage of our special CD rate.

3-month CD

5.25%
APY*

6-month CD

5.10%
APY*

9-month CD

5.05%
APY*

*Annual Percentage Yield

**For personalized banking services and preferred rates
contact your Hollybrook neighbor:**

Theresa Castellano, SVP Banesco USA
954 801-3329
tcastellano@banescousa.com

banescousa.com

*Annual Percentage Yield. APY is valid as of 2/23/2024. Rates are subject to change at any time and without notice. To earn the disclosed APY, the account must be opened with a minimum deposit of \$1,000 (when opened at the branch) and interest must remain in the account. Fees could reduce the earnings on the account. A penalty may be imposed for early withdrawals prior to maturity. Interest is calculated based on the daily periodic rate on the CD balance and is payable on the basis of the number of days between the CD issue date and maturity date. Your daily periodic rate can be determined by dividing the APY by 365 days. Multiply the daily periodic rate by the number of days of the CD balance for determination of the interest payable on your CD. Offer available to U.S. Continental citizens or resident aliens with a valid U.S. Taxpayer Identification Number. Qualifying opening deposit must be new money to Banesco USA.

© 2024 Banesco USA. Member FDIC.

Information

900 Hollybrook Drive,
Pembroke Pines, FL, 33025
Office Phone: 954-431-0600 Ext. 262
voh@hollybrook.com
advertising@hollybrook.com

Staff

MIREYA ALFONSO
Editor in Chief

HANNAH JACKSON
Assistant Editor

JOAN WHITCOMB
Copy Editor

LUCILLE DEANGELO
Advertising Sales

GINI KLAR
Gen. Assignment

TERRI RINKINEN
Features

NANCY WUERZBURGER
Events Calendar

JUDY THOMAS
Sports Writer

SYLVIE CHAVANEL
Womens Golf

MARIE DOYE
Tennis

KEN SCHLOSSBERG
Fast Eddie

MARK FAVUS
Photographer

BILL WHITE
Photographer

LU SHIFRIN
Recycling Reporter

LYDIA ROMERO
Classifieds

INSIDE

THE VOICE OF HOLLYBROOK

| | |
|-----------------------------------|-------|
| From the President | 5 |
| Treasurer's Message | 7 |
| Financial Secretary Message..... | 9 |
| Recording Secretary Message | 10 |
| Controller's Update | 11 |
| City & County | 13 |
| Hollybrook Sales | 14 |
| News..... | 15-21 |
| Features | 22-31 |
| Cover Story | 32 |
| Sports | 32-37 |
| Fun Stuff | 38-40 |
| Classifieds | 41 |

Note from the Editor:

On this Month's Cover:

I took this photo in the early morning, as I was doing the rounds on the golf course during our St. Patrick's Day Golf Fundraiser. Our Golf Fundraiser was a successful and fun event! It was lovely to see everyone enjoying themselves and showing their St. Patty's spirit.

Movie Night is on hiatus for April.

We are planning the Hollybrook Classic Film Festival which will run from May through August and feature classic and beloved movies spanning from the 1960s up to the 1980s. Stay tuned for more details!

Mireya Alfonso, Editor-in-Chief

Navigating the Budget Waters: Insights from Hollybrook Friends & Neighbors

Dear Friends and Neighbors,

March Madness landed in Hollybrook. End of the season events in Pickleball, Tennis, Golf, and then a Dance in the Playhouse featuring Cachet. WOW! Did you see how Chris Norman was dressed for the St



Patty's Day Golf Fundraiser? My hat goes off to all of those that worked so hard to make each of these events so special for all of the participants. Many, many, many, volunteers

made the necessary sacrifices to do the job, and then some. I am so proud to say that I am fortunate enough to be the President of Hollybrook. Then we have to make sure to give a great big thanks to our staff. Eric Wheeler, our GM, Miryeya Alfonso, our Communications Director, Pete Wyndorf, our PGA Golf Operations Manager, Chris Norman, our Cart Barn Supervisor, Michael Fishman, our Restaurant GM, Alex Ivanaskas, our Controller, Joe Pelligrino, our Head of Facilities, and last but not least, Walter Chavez, our Golf Course Superintendent. Each of these people are only the tip of the iceberg when we spread around the praise to our employees.

I was invited to play golf a few Saturdays ago at Weston Hills Country Club. Beautiful homes with two 18 hole golf courses. As a guest of a member, I paid \$90 to play golf. I was impressed by the efficiency of the golf cart staff at the bag drop. I was very impressed by the Bar staff after finishing play. However, I was disappointed in the golf course in between. The property is massive and the layout of the course is very beautiful. But the greens were terrible. 25-30% of the greens were



dead grass. I had to move my ball several times rather than put through a dead spot. I had a very frank conversation with the members that were kind enough to invite me to play. Each of them have played at Hollybrook recently and each of them enjoys playing at Hollybrook as much if not more than their own course. This is an example of the power of what we have here at Hollybrook. I know for a fact that we could sell just a golf membership and get quite a few people to pay. In fact, that is one of the suggestions for additional revenue streams that we are considering.

I know that this new budget, which started on 4/01/2024, is not a popular topic. It is a necessary, and I do mean necessary path that we have taken as a Board to make a sure that the future of Hollybrook is a solid one. Though it may be a burden on a few, we must think of all of Hollybrook as we go forward. We can no longer just kick the can down the road. Our fiduciary responsibility as Board Members is very clear. The maintenance of the property is goal number one for the Board. The training that we are required to complete is very specific in that regard. Without the property, we have nothing. I live by the motto, "There are no stupid ideas". I give every person the chance to suggest any possible idea that can make our revenue stream a more successful one. Some ideas are quite involved and are more on the scale of a future goal. Others are very easy to implement and do not take much work at all to enact. Almost all ideas have to pass the scrutiny of our attorneys to make sure we are following the letter of the law. I promise you all. I will not stop at trying to make enough money that we actually roll back on our costs as owners.

Sincerely,
Michael E. Eaton, President

ImageFIRST[®]
HEALTHCARE LAUNDRY SPECIALISTS

Clean You Can Count On

Hollybrook Golf & Tennis Club

VOLUNTEERS NEEDED!

We invite you to be a part of our incredible team of volunteers dedicated to providing support and assistance to the staff in the Administration Building.

Have a skill set you'd love to put to good use? Valuable work experience to support our Admin Team?

JOIN NOW

CONTACT:

Patti Tripodi
Volunteer Coordinator
954-431-0600 ext. 229

- Different Departments in need of volunteers!
- Library, Records, Communications, Front Desk/Reception, and more!

Administration Building

www.hollybrook.com



Bingo Night

Join us for a night of fun and friendly games at Bingo Night! Playhouse Doors Open at 6:30pm. Games start at 7:00pm. See you there!

EVERY THURSDAY
Playhouse at Hollybrook



Your Success First Before My Success!



J & J
REAL ESTATE SALES
Licensed Real Estate Brokers

INVEST IN QUALITY SERVICE

THINKING OF BUYING OR SELLING?

Sit back and let me take care of your real estate needs.

Free market analysis, sales, rentals, staging, home improvements, home inspections, digital marketing and more.

Hurry! Don't miss out on the best condos. Let me set up automatic new listings to be sent to your email daily for FREE.

A quality and expert guide to help you in a major life decision!

JULIE RECHT, BROKER

954-471-2928

jrecht@bellsouth.net



Treasurer's Message: *From the Desk of Rosalie Labate*



April 1 starts our new fiscal year. You have received your new maintenance coupons for 2024/2025 quarterly payments. The payment for Phase 1 – 5, and the Towers is \$1834 per quarter and Phase 6, \$2292 per quarter.

Starting on February 7, 8, 9, 12, Controller Alex Ivanskas and our Budget Committee met and the proposed 2024/25 budget was developed. The proposed budget was then presented to the members of the Board of Administration the following week. During the multiple days of the well attended budget meetings, both the Board members and unit owners voiced their opinions and recommendations to all present. May I take this opportunity to thank all who participated in being present at all, if not most, of the sessions and expressing their view points on a variety of items. This is, and was, an arduous and necessary process, and the result is we have a completed budget. On March 11, at a duly noticed meeting, the Board of Administration Directors voted unanimously to adopt the proposed budget.

This budget year presented additional concerns—our ability to “fully fund” our reserves and whether to change our reserve structures from a straight-line component method to a pooled cash flow account method. The State of Florida has mandated a number of new requirements on condo associations especially with respect as to how we fund our reserves. They have separated our reserves into categories: Structural Integrity Reserve System (SIRS) and the rest into our Traditional/Operating budgets. The State mandate REQUIRED Roofs, Painting, Waterproofing, Electrical, Plumbing, and Concrete be fully funded by year end 2025 under the SIRS category. The remaining traditional reserve: AC, Satellite Bathrooms, Tennis, Pools, Clubhouse, Restaurant, maintenance Equipment, Elevators, and Paving, likewise, must be fully funded within a

specified timeframe.

How do we know how much money we need to have in our reserves for each category? The State of Florida requires that we utilize the services of a reserve study/engineering company to determine the value of assets we maintain, the lifespan of these assets, and the replacement costs in the future of each asset. We contracted with a reserve study company and they provided a detailed report with respect to both the SIRS and Traditional Reserves. Based on the analysis of the reserve study company, it was recommended that we pool our reserves in order to be in compliance with the newly mandated statutes. In order to change our method of monitoring these accounts, a unit owner vote was required with respect to the need to pool the traditional operational reserves. On March 11, the unit owners overwhelmingly voted to permit us to place our existing traditional reserves into a pooled cash flow method weeks ahead of the mandated time period. This action of pooling our reserves has succeeded in our being able to announce that both our SIRS and traditional operational budgets are now considered to be fully funded and in compliance with the State of Florida mandate. The completion of this changeover policy to pooled reserves will help us in future budget processes as it provides more flexibility in our handling of the reserve funds and how we utilize them. President Eaton has assured all of us that in order to ensure confidence in what we are proposing to do that he will appoint a Financial Oversight Committee to serve as an added protection for all of us that we are safeguarding our funds.

Thank you to all who participated in working to accomplish this enormous task: Our staff, Alex Ivanskas and the accounting staff, William Brittain and his crew of volunteers who went door to door with informative packets, our outstanding and always dependable volunteers who never let us down, and our very special Manager, Eric Wheeler, who worked so hard to make sure we had everything we needed to get this job done. Thank you all.

Voters who vote by mail must reapply

Broward County residents who choose to vote-by-mail must complete a new Vote-by-Mail Ballot Request Form (available online) in order to continue to vote by mail for elections during 2023 and 2024. The online application is available for all residents who are currently registered to vote in Broward County. Browardvotes.gov is the relevant website to complete the form and to get additional information.

After the 2024 General Election, voters must repeat the process.



MARCIA BROOKS CLEANING & MAINTENANCE SERVICES

- We are experts in deep cleaning; cleaning all types of windows, blinds, shutters, doors, balconies, storage areas, ceilings and floors.
- We disinfect using a GREEN service treatment that has been proven highly effective in killing viruses, bacteria and mold. We deodorize and sanitize.
- We provide moving services; cleaning out garbage, furniture and miscellaneous items
- We provide quality home health aide and care services (daily living and personal activities, skilled companionship and other services.) Just ask.

**WE ARE COMMITTED TO USING
“GREEN” CLEANING PRODUCTS AND VACUUMS
THAT ARE HEALTHIER FOR YOU**

CALL FOR A FREE ESTIMATE

LIC. & INS. **786-442-6421** CGP-EGC/PR-1035





HOLLYBROOK #1 REAL ESTATE CHOICE

CONTACT MARTIN TODAY!
954-802-5929

mcohen.amgfamilygroup@gmail.com



Martin Cohen P.A
Broker / Manager

Martin Cohen, GRI with 32 years Real Estate experience, is originally from Windsor, Ontario, CANADA.
He lives here with his lovely wife Rosanne Wexler Cohen.

He knows how to sell Hollybrook!

**SELLING * BUYING * LEASING * PROPERTY MANAGEMENT * FREE MARKET ANALYSIS FOR SELLERS AND BUYERS
NO EXCESSIVE PROCESSING FEES * MAKE YOUR CHOICE FOR FRIENDLY AND PROFESSIONAL SERVICE**

MARTY'S LISTINGS FOR SALE AND RENT

PHASE IV - REAL BEAUTY! 2ND floor, 2BR/2BA. UPDATED KITCHEN (SS Appliances, extra storage drawers), IMPACT GLASS, 100% waterproof Plank vinyl floors, steps to pool/BBQ, 16th green, par 3 golf & pool views. Recreation Lease PAID IN FULL! LIKE NEW! FIRST CLASS!

PHASE VI - BEAUTIFUL & SPACIOUS! 1st floor, 1,469, SF, 2BR/2BA with 13th fairway/green view, par 3 golf view. **WASHER/DRYER, LARGE Eat-in-Kitchen, Ceramic tile throughout, FULLY FURNISHED** Including a Murphy Bed for extra company. **TURNKEY! NEW TOOTHBRUSH SUPPLIED!**

PHASE III - SPECTACULAR KITCHEN with designer backsplash, granite counters, SS appliances, extra large granite countertop & wine rack. **BEAUTIFUL TRAVERTINE** floors throughout. **UPDATED** shower in Master Bathroom, bright 2BR/2BA 2nd floor corner. Recreation Lease **PAID IN FULL!** 2-minute walk to Clubhouse. **CLASS PLUS!!!**

Phase VI – LARGE 1,456 SF, 1st floor, corner unit in quiet cul-de-sac. Freshly painted on 15th green of the par 3 course. Decorative backsplash in **HUGE EAT-IN KITCHEN** and bathrooms. Washer/Dryer hook-ups. **GREAT OPPORTUNITY! PRICED TO SELL FAST!**

Phase V – BEAUTIFUL + WIDE LAKE VIEW from ENCLOSED PATIO! 1st floor, 2BR.2BA **IMPACT GLASS.** Stunning kitchen with SS appliances & granite countertops, breakfast bar with granite top, wine cooler, Washer/ Dryer, tankless Hot Water Heater, Recreation Lease **PAID IN FULL!** Upgraded bathrooms, Ceramic tile throughout. **JUST THE BEST!**

Phase V - EXPANSIVE WATER VIEW! 1st Floor, 1,170 SF, 2BR/2BA. **ENCLOSED PATIO, IMPACT GLASS,** walk-in Jacuzzi tub, tile floors, a few steps to pool, **TOTAL** appliance contract, Recreation Lease **PAID IN FULL! MUST SEE!**

Phase III – MAGNIFICENT TRANQUIL WATER & LANDSCAPE VIEW. Upgraded 2BR/2BA **FULLY FURNISHED** (high-end Furniture & furnishings), Recreation Lease **PAID IN FULL!** Washer/Dryer, SS Appliances. **MOVE RIGHT IN! TURNKEY!**

SIDE BY SIDE

PHASE III - MAGNIFICENT, TRANQUIL WATER, GOLF & LUSH LANDSCAPING VIEWS. 2BR/2BA Updated Kitchen & Bathrooms (2 showers), wood parquet Flooring, **Recreation Lease PAID IN FULL!** Walk to Clubhouse! **MOVE RIGHT IN! TURNKEY!**

AND

SAME GREAT VIEW AS ABOVE – 2BR/2BA With LIKE NEW “HAIER” WASHER/DRYER tile flooring in living areas, **HIGH END** furniture and more. Recreation Lease **PAID IN FULL! TURNKEY! BUY THEM BOTH!**

Phase I - BRIGHT & BEAUTIFUL! OPEN 2BR/2BA, 2nd floor corner, Bright open kitchen, **IMPACT WINDOWS & a garden with flowers.** Recreation Lease **PAID IN FULL!** Enjoy morning coffee or evening cocktail overlooking PGA 18th fairway/green. **MUST SEE!**

NEW LISTINGS IN PHASE IV - Call me for more information. **MOVE-IN READY!** Par 3 golf view; Tiled, Throughout, Upgraded Kitchen

TURNKEY! BRIGHT CORNER UNIT! 2BR/2BA, Open Kitchen, Washer/Dryer

ANNUAL RENTALS

Phase V - BEAUTIFUL – BRIGHT CORNER 2BR/2BA, 1,170 SF with both PAR 3 and PGA golf views. **NICELY UPDATED!**

Phase V – 2BR/2BA, 1,170 SF, 1st floor tiled throughout, Par 3 Golf View, **IMPACT WINDOWS,** North/South Exposure, **WALK TO CLUBHOUSE!**

SEASONAL RENTALS

PHASE III - 2BR/2BA TRANQUIL WATER VIEW. 6-MONTH RENTAL. Clubhouse across the street. Also available Floor Sale.

Phase V – 1st FLOOR 2BR/2BA, 1,170 SF **FULLY FURNISHED. NO carpet!** Par 3 green, golf view. Short walk to Clubhouse. 6-month rental preferred. Also available for Annual Rental. **RELAX AND ENJOY!**

Phase V – HIGHLY UPDATED! Gorgeous wide lake & Golf views. Full 2BR/2BA. Tiles throughout. 6 month preferred. **CLEAN AS A WHISTLE!**

PHASE II - FULL 2BR/2BA close to Pool/BBQ. Clean and **VERY** nicely furnished. Available 11/15/2024.

**Thank You
Hollybrook**

**164 CLOSED
Transaction Sides
01/01/2020 – 3/31/2024**

*If I hit it right, it's a slice.
If I hit it left, it's a hook.
If I hit it straight ...*



EVERY LISTING
PROFESSIONAL
PHOTOGRAPHY!



FINANCIAL INSIGHTS: BUDGET APPROVAL, RESERVE FUNDING, AND COMMUNITY INITIATIVES



The Hollybrook Board of Administration (BOA) unanimously passed a budget for the 2024-2025 Fiscal Year on March 11, 2024. A lot of time and effort went into the preparation and the deliberation of this budget. Our 2024-2025 Fiscal Year budget is certainly not perfect but it is based upon our current knowledge and information about our short term needs as well as planning for the future needs of our community.

The BOA was certainly quite busy with the budget process as well as discussions about the merits of pooled reserves versus straight-line funding of our reserves. Earlier this month, also on March 11th, the BOA unanimously passed a motion to pool reserve funding. Our Unit Owners approved moving the money from the straight line accounts into the pooled reserve funds later that evening. The major advantage of the pooling method for reserve funding is that it will afford greater flexibility. An Oversight Committee is being formed to ensure that those reserve funds will be spent judiciously on projects that enhance our community now and in the foreseeable future.

The Florida Legislature had a very busy session and they passed several bills that will directly impact condominiums throughout the State of Florida. Several of us have attended webinars during the session to stay abreast of the pending legislation. Later this month, on March 28th, several officers signed up to attend a "Safe and Sound Business Practices" session sponsored by the Becker Law firm. I will plan to report on what I learn in my next VOH article.

Alex Ivanaskas and I have been discussing the need to keep Unit Owners informed about both the Line of Credit and how the funds from the Assessment are being spent. We agreed that we will routinely provide a report to the BOA and to the Unit Owners. Please see Alex's Report in this issue of the VOH. Although we paid \$12,789 in interest, Hollybrook was able to completely pay off the funds utilized from the Line of Credit shortly after the Assessment dollars were received from the Unit Owners. It should be noted that the funds utilized from the Line of Credit was repaid in full on February 26, 2024 (Please see Alex's reports and the tables in this issue of the VOH).

We are still trying to collect the February 15th Assessment from some Unit Owners. At the end of February, 119 Unit Owners still had not paid the Assessment. The February report reveals that 136 Unit Owners have elected to make partial payments and are paying their respective Assessment payments through a payment plan with Hollybrook. On a more positive note, 145 Unit Owners paid their Assessments during December and an additional 207

Unit Owners paid their respective Assessments in January. Thus, 352 paid early and prior to the February due date.

The latest financial data available to me is from the end of February 2024. The February golf course income was \$188,380 which was less than the revenue generated in January (\$201,773). By the end of February, we reached only 79 percent of our projected yearly golf income of \$1,880,000. I remain concerned that we will not be able to reach our projected yearly golf course income in the remaining month of our fiscal year.

A further analysis of golf course gross income in February reveals that the cart fees from our owners were \$151,165 and an additional \$28,988 came from guest fees. As would be expected during the winter season, less of our income comes from outside golfers. Walk-in golfers accounted for \$1,402 of our golf revenue. Our contracts with Golf Now and Canam provided \$935. Golf Now revenue was \$935 and there was no Canam revenue during February. Additional sources of golf income were \$229 from our military and first responders, driving range fees of \$2,415 and Par 3 fees were \$3,038. We also had an additional \$209 from other sources and there was no additional income derived from tournament fees in February.

We are partnering with the Pembroke Pines Fire Department to provide free CPR, AED, choking, and first aid training to our employees during March. Stay tuned for a second Health & Safety Initiative for our community in cooperation with the Pembroke Pines Fire Department and staff from Memorial Hospital. The second program is for Unit Owners and will include some health screenings and will highlight important safety information such as how to prevent falls. Save the Date – April 16th and please plan to attend! RSVP's will be needed so watch for email blasts and check your bulletin boards!

Our Lunch & Learn Lecture Series continues to be popular and well attended. Working with my liaison, we already have programs planned for April and May. Please continue to read the Voice of Hollybrook (VOH), email blasts and monitor your bulletin boards for these free lectures. RSVPs are required for each event since lunch is provided as a part of this Enhancement Program.

Finally, we had a successful St. Patrick's Day Golf Tournament. Kudos to all who golfed, sponsored holes, bought raffle tickets and lunch, and volunteered their time on a hot and humid Sunday. A special thank you to President Michael Eaton, General Manager Eric Wheeler and Director of Communications Mireya Alfonso!

Best wishes to all for a Happy Easter Holiday and an enjoyable Passover celebration!

BOARD OF ADMINISTRATION BUDGET COMMITTEE REVIEW MEETINGS MINUTES



Monday, March 11, 2024

President Mike Eaton called the meeting to order at 8:10 p.m. on March 11, 2024.

This BOA meeting was conducted live from the Playhouse as well as virtually utilizing the Zoom conferencing platform. The meeting can be seen on YouTube the day after the meeting. Communications will send out

the link via eblast.

There were 17 board members present: Brittain, DiPuglia, Eaton, Esser-Stuart, Galletta, Goldgut, Ingram, Koch, Labate, Mack, Markowski, Mason, Rice, Tripodi, F. Webber, G. Webber, and Yost. Bergeron, Donawa, Fortier, Greeley, McCall, Mislove, Munju, and Sanabria were absent. Also in attendance were Eric Wheeler (General Manager), Shane Laakso (Purchasing Manager), Alex Ivanaskas (Controller).

Online attendees' surnames are underlined>.

REPORTS

Reading of the minutes from the January 23, 2024 and February 7, 8, 9, & 15, 2024 Budget Board meetings were waived.

MOTIONS

MOTION A – ADOPTION OF THE 2024 – 2025 BUDGET

William Brittain made a motion for the Board of Administration to adopt the 2024 – 2025 budget of \$17,532,176.

Rosalie Labate seconded the motion. The motion passed unanimously by 17 votes.

MOTION B – POOLING OF RESERVES

Joni Esser-Stuart made a motion to transition from the traditional straight-line reserves to a pooled method.

Rosalie Labate seconded the motion. The motion passed unanimously by 17 votes.

President Mike Eaton thanked all who helped in working on and finalizing the budget. He also confirmed that there was a quorum for the votes for the Limited Proxies to Pool Reserves: the final vote was 954, 867 affirmed, and 67 opposed. President Eaton adjourned the Board of Administration Meeting at 8:18 p.m.

Respectfully Submitted,
Elaine Yost, Recording Secretary

CORRECTION:

Correction for the Board of Administration Budget Committee Review Meeting Minutes on February 7, 8, 9, 15, 2024

On February 9, 2024, Schedule N Income:

Discussion ensued relative to the restaurant card. It was suggested that the value be increased to \$400. A vote was taken, there were 11 affirmative and 4 dissenting (DiPuglia, Esser-Stuart, Fortier, and Markowski). The increase passed.

Correction: Carmen DiPuglia voted against the increased value of the restaurant card to \$400.

BOARD OF ADMINISTRATION 2023-2025

Contact information below:



OFFICERS

| | | | |
|----------------|-------------------|--|--------------|
| PRESIDENT | MICHAEL EATON | president@hollybrook.com | 727-410-2001 |
| VICE-PRESIDENT | ANDY INGRAM | vicepresident@hollybrook.com | 781-799-2434 |
| REC. SECRETARY | ELAINE YOST | recordingsecretary@hollybrook.com | 954-431-0471 |
| FINANCIAL SEC. | JONI ESSER-STUART | financialsecretary@hollybrook.com | 205-454-0820 |
| TREASURER | ROSALIE LABATE | treasurer@hollybrook.com | 954-438-7361 |

DIRECTORS

PHASE I

| | | |
|------------------|--|--------------|
| ROCHELLE GOLDGUT | hbphase1.1@hollybrook.com | 954-251-2127 |
| CLAUDE LACHANCE | hbphase1.2@hollybrook.com | 954-999-1573 |
| CONNIE MASON | hbphase1.3@hollybrook.com | 754-400-8359 |

PHASE II

| | | |
|---------------|--|--------------|
| REINE FORTIER | hbphase2.1@hollybrook.com | 954-224-4776 |
| SUSAN GALETTA | hbphase2.2@hollybrook.com | 954-732-0262 |
| ALI MUNJU | hbphase2.3@hollybrook.com | 305-281-0293 |

PHASE III

| | | |
|----------------|--|--------------|
| BARBARA DONAWA | hbphase3.1@hollybrook.com | 754-232-6614 |
| JOSEPH GREELEY | hbphase3.2@hollybrook.com | 941-223-4560 |
| CURTIS RICE | hbphase3.3@hollybrook.com | 954-410-6144 |

PHASE IV

| | | |
|-----------------|--|--------------|
| LOUISE BERGERON | hbphase4.1@hollybrook.com | 954-322-5108 |
| MYRA MARKOWSKI | hbphase4.2@hollybrook.com | 786-417-3139 |
| DEBBIE MCCALL | hbphase4.3@hollybrook.com | 954-296-9894 |

PHASE V

| | | |
|--------------|--|--------------|
| HANK KOCH | hbphase5.1@hollybrook.com | 954-442-0954 |
| CARL MACK | hbphase5.2@hollybrook.com | 954-431-0740 |
| GINNY WEBBER | hbphase5.3@hollybrook.com | 774-454-9306 |

PHASE VI

| | | |
|-----------------|--|--------------|
| WILLIAM BRITAIN | hbphase6.1@hollybrook.com | 818-625-1302 |
| CARMEN DIPUGLIA | hbphase6.2@hollybrook.com | 954-430-0567 |
| BRAD MISLOVE | hbphase6.3@hollybrook.com | 954-704-4650 |

TOWERS

| | | |
|-----------------|--|--------------|
| EUGENE SANABRIA | hb towers1@hollybrook.com | 954-389-8669 |
| PAUL TRIPODI | hb towers2@hollybrook.com | 919-621-0435 |

QUERINO PACELLA

parliamentarian@hollybrook.com

ext 269

NEED A NOTARY

OR A RIDE?

*If you're looking for a notary or a ride
to the airport*

LOOK NO FURTHER

Contact Jay Maxwell

954-643-4717

**Reasonable Rates
Hollybrook Resident**

**Line of Credit – Approved Motion A,
Meeting on 08/29/2023**

Summary

On 08/29/2023, the Board of Administration (BOA) approved a Line of Credit with Popular Bank in the amount of \$5 million. The Line of Credit was for cash flow and to pay for essential projects, such as necessary roof replacement and concrete restoration, and a deficit in the 2023-24 Budget.

During the meeting on 09/20/2023, the BOA approved the use of the Line of Credit to pay for concrete restoration for buildings 09, 42, and 52 and balconies on buildings 31 and 51, in the amount of \$322,635.00. The contract was awarded to GemStone Builders LLC.

During the meeting on 10/05/2023, the BOA approved the use of the Line of Credit to pay for roof replacement on buildings 5, 51, and 52, in the amount of \$619,248.00. The contract was awarded to Cool Roof Foam and Coatings.

The board approved the use of the Line of Credit to pay for roof replacement on buildings 1, 2, 10,28, 30, 39,41, 42, 56, 58, 60, and 61 in the amount of \$1,107,000.00 during the meeting on 11/15/2023. The contract was awarded to Cool Roof Foam and Coatings.

Funds from the Line of Credit were withdrawal on 12/01/2023 to pay for these approved projects. Total withdrawn was \$941,883.00. (\$322,635.00 GemStone contract and \$619,248.00 on the Cool Roof Contract).

To reduce the interest from utilizing the Line of Credit, the funds were paid back when cash flow from operating accounts became available. The Line of Credit was repaid as follows: \$500,000 on 01/25/2024 and \$441,883.00 on 02/26/2024.

Hollybrook paid a total of \$12,789.60 in interest during the 3-month period.

Please see the table summarizing the Line of Credit:

| Line of credit - Popular Association Bank - closed October 05, 2023 | | |
|---|---------------------|---------------------|
| - amount \$5 million - adjustable rate | | Motion A - 08/29/23 |
| Projects approved using line of credit | | |
| Cool Roof - Motion B - 10/05/23 Bldgs 5, 51, 52 | 619,248.00 | |
| Cool Roof - Motion A - 11/15/23 Bldgs 1, 2, 10, 28, 30, 39, 41, 42 56, 58, 60, 61 | 1,107,000.00 | |
| GemStone - Motion D - 09/20/23 Bldgs 9, 42, 52 & balconies bldg 31, 51 | 322,635.00 | |
| TOTAL approved | 2,048,883.00 | |
| Line of credit Withdrawals | | |
| | | Back-up |
| Cool Roof | 619,248.00 | |
| GemStone | 322,635.00 | |
| Total Withdrawn | 941,883.00 | 12/01/2023 |
| Line of Credit - Loan Repayment | 500,000.00 | 01/25/2024 |
| | 441,883.00 | 02/26/2024 |
| Total interest paid | 5,474.68 | 12/31/2023 |
| | 5,474.69 | 01/31/2024 |
| | 1,840.23 | 02/29/2024 |
| | 12,789.60 | |

Controller: *From the Desk of Alex Ivanaskas*

**Special Assessment – Approved on
Special Meeting 11/29/2023**

Summary

On 11/29/2023, the Board of Administration (BOA) approved a special assessment in the amount of \$5,001,702.00. The assessment was to be used to pay for concrete restoration – three buildings, two balconies and roof replacement for 18 buildings, plus the 2023-24 budget shortfall, and a contingency fund for necessary additional costs. The Special Assessment created a cash flow to repay the line of credit, pay off the debt and avoid adding the payment of principal plus interest to the 2024-25 Budget, plus an additional three roof replacements.

The special assessment was due on 02/15/2024 and the funds collected are kept in an unearned revenue account on the balance sheet with income being recognized as expenses are paid. As of 03/21/2024, the association has recognized \$1,062,178.00 in income and expenses related to the special assessment, which is reflected in the income statement. The available balance in the unearned revenue account for the special assessment is \$3,939,523.60, with an encumbrance of \$3,166,246.60 from signed contracts and earmarked funds, making the available unused funds from the Special Assessment equal to \$773,277.40.

After all projects for the Special Assessment are completed, the BOA can vote to reallocate any unused available funds for different projects, transfer to reserves, or reimburse the owners. Please see the table summarizing the Special Assessment:

| Special Assessment - Approved Nov 29, 2023 | | Due 02/15/2024 | |
|---|--------------|----------------|----------------------------|
| - repay line of credit - Popular Association Bank | | | |
| | TTL APPROVED | Contracted | Paid |
| Concrete repair - 3 buildings | 500,000.00 | 322,635.00 | 322,635.00 |
| Roof replacement - 18 roofs | ***** | 2,293,000.00 | ***** |
| Budget shortfall | ***** | 1,600,000.00 | ***** |
| Contingency | 101,702.00 | 12,789.60 | ***** |
| | ***** | 4,215,635.00 | ***** |
| | | | 773,277.40 |
| Funds Utilized from the Special Assessment | | | |
| Roofs replacement 5,51,52,1,2,10,28,30,39,41,42,56,58,60,61,6,8,31 | | | |
| Cool Roof | 619,248.00 | | |
| Special assessment - 11/29/23 | (185,744.00) | 10/20/2023 | Ck 129956 30% signing |
| Repay projects approved by LC | (185,744.40) | 12/22/2023 | Ck 007068 30% mobilization |
| Motion B - 10/05/23 | (185,774.40) | 02/16/2024 | Ck 130718 30% completion |
| Bldgs 5, 51, 52 | | | |
| | 61,985.20 | | |
| Cool roof | ***** | | |
| Special Assessment - 11/29/23 | (322,100.00) | 01/18/2024 | Ck 130613 30% signing |
| Repay projects approved by LC | | | |
| Motion A - 11/15/23 | | | |
| Bldgs 1, 2, 10, 28, 30, 39, 41, 42 | 784,900.00 | | |
| 56, 58, 60, 61 | | | |
| Cool roof | 566,752.00 | | |
| Special Assessment - 11/29/23 | (170,025.60) | 01/18/2024 | Ck 130614 30% signing |
| Bldgs 6, 8, 31 | | | |
| | 396,726.40 | | |
| Concrete - Bldg 9,51, 52 | | | |
| GemStone | 322,635.00 | | |
| Special Assessment - 11/29/23 | (815.43) | | |
| Repay projects approved by LC | | | |
| GemStone - Motion D - 09/20/23 | | | |
| Bldgs 9, 42, 52 and | 321,819.57 | | |
| balconies bldg 31, 51 | | | |
| Interest paid - Line of credit | | | |
| 12/31/2023 | 5,474.68 | Popular Bank | |
| 1/31/2024 | 5,474.69 | Popular Bank | |
| 2/29/2024 | 1,840.23 | Popular Bank | |
| ** LC paid up - | 12,789.60 | | |

TRULY NOLEN Heat Treatment

Call John D'Abruzzo to schedule appointment at 954-849-9397

NEW Non-Intrusive Termite Treatment

INTRODUCING

For a limited time Truly Nolen is offering this new service and special pricing for Hollybrook residents!



ACT NOW & GET AN EXTRA

5%
Off



WE'LL BRING THE HEAT!



800 • GO • TRULY

PEST • TERMITE • RODENT • LAWN • INSULATION

From Pembroke Pines Commissioner Tom Good Celebrating the Birthday of Pines

April is a month we all look forward to because we get to celebrate the City of Pembroke Pines turning 64 this year on Pines Day, April 27 from 4:00 p.m. to 8:00 p.m. at the Charles F. Dodge City Center. This is such a fun-filled day for all ages. It includes musical and dance performances, free rides, games and of course, cupcakes to celebrate. Hint: I am older than Pembroke Pines, are you? I hope to see you all there!

Spring is in the air at the Carl Shechter Southwest Focal Point Community Center. Their Spring Tea Party is a must for anyone who likes to meet new friends or spend time with old friends for a fun afternoon. The Tea Party offers an array of tea sandwiches, decadent desserts, and assorted afternoon teas. It will be held on Wednesday, April 17 from 2:00 p.m. to 4:00 p.m. at the Center. The cost is \$20 per person, cash only. Reservations for this fun event are required and due by April 10. For more information, please call the Center at 954-450-6888.

Did you know that the Broward County Property Appraiser office visits the Center monthly 12:30 p.m. to 2:30 p.m. to help residents with their home exemption needs? They also answer questions and help with other matters. Check with the Center for their monthly schedule. They are also at City Hall on the second



Tuesday of each month from 9:00 a.m. to 11:00 a.m. For more information, please call 954-357-5579. Let me know if you think it would be good for the Property Appraiser to visit the wonderful community of Hollybrook.

April heralds the arrival of spring, with blossoming flowers, warmer weather, and longer days. It's a time for flower blossoms, religious celebrations, and environmental awareness during Earth Day. Baseball season also kicks off (go Marlins), and poetry enthusiasts celebrate National Poetry Month. Are you ready for some good fun!

The Cocktails for Tails party, hosted by the City's Pooches in Pines is being held on Saturday, April 6 from 6:00 p.m. to 9:00 p.m. at The Frank Art Gallery located next to City Hall. Pooches in Pines is such a great group that helps reunite lost dogs of Pembroke Pines with their owners. In the event the pets' owners are not located, they provide complete vet care, training, and love to each pup as they strive to find them a new home. This annual fundraiser will help them immensely in their goal to give these dogs a second chance in life with great families. Visit www.poochesinpines.com.

Please remember to check other events, programs and activities on our City Calendar found at www.ppines.com.

Contact Tom Good at 954-290-5189 or tgood@ppines.com.

Century Village Shows Summer Schedule Available

The Summer Schedule for Shows at Century is available! The Summer season will run April 6 through October 26.

Hollybrook residents may purchase tickets for shows at Century Village Theater in west Pembroke Pines. The April lineup includes shows such as 'A Tribute to Classic Vegas', 'The Motown Philly Experience', and 'Great Songs of the Cinema'.

Tickets cost \$12 each. For special Hollybrook deals, use order forms available at the Administration Building reception desk. Directions are on the top of the form. *The more you buy, the more you save!*

Check out: www.centuryvillagetheater.com/pembroke_pines/ for show details and a lineup of upcoming events.

The new contact person in Hollybrook for Century Village Theater tickets is Joan Liss. Her contact number is 954-560-4780.

If you want to purchase tickets please call her first. She is asking that money for tickets be dropped off directly with her - and not in the Administration Building.

Once you drop your money off with her, she will procure tickets and make arrangements for ticket pickup! We deeply appreciate Joan for stepping in and helping out with facilitating these tickets!

Introducing Pembroke Pines New Mayor: Angelo Castillo



After a fierce running between candidates, Iris Siple, Elizabeth Burns, and Angelo Castillo, Pembroke Pines has finally chosen a new mayor to succeed Frank Ortis.

With a whopping 55% of the vote, former Pembroke Pines City Commissioner Angelo Castillo has become the new Pembroke Pines Mayor.

Castillo is a Cuban born American citizen who has earned academic degrees at both Wagner College and New York Law School, he has also completed a senior executives program at Harvard University, later going on to serve as an executive in the Kock, Dinkins, Giuliani, Cuomo, and Pataki administrations in New York.

Since becoming commissioner, Castillo has received numerous awards for his work in the field of health and human services, housing and community development, economic development, and government finance.

Castillo is a self-proclaimed moderate who believes that "government works for us, not the other way around."

Maintenance Department Checklist

Works in Continual Progress

- ✓ Pressure Washing all First Floor Catwalks and Bumpers
- ✓ Repair Asphalt Damaged by Owner Oil Spills
- ✓ Assist Outside Contractors as Needed and Requested. Example: Administration Building Re-Roofing Project
- ✓ Continue Assisting Downed Elevators Repair
- ✓ Replace Rain Leader (gutters)

Pending Paperwork, Permits, Parts or More

- ✓ Towers Waste Line (Sewer Line in A and B)

Mission Accomplished

- ✓ Repaired more than 154 Plumbing Issues to date this year - 3/27/2024
- ✓ New Golf Storage for Golf Department
- ✓ Install new A/C units in PGA 2 Bathrooms
- ✓ New electrical for Kitchen ovens installed/upgraded
- ✓ Cart path on Hole 12 asphalt repair

- ✓ Buildings 43, 54, 61 Meter Room doors replaced
- ✓ Building 20 (8) storage unit doors replaced
- ✓ This monthly feature keeps residents informed on what Maintenance is working on. Although it is impossible to include all projects and emergencies, we are trying to keep the community informed of larger projects and ongoing work.

Remember to please thank our maintenance workers!

Updated by Vladimir Torres

Recycling Updates

By Lu Shifrin, Recycling Co-Chair

Hollybrook is recycling eyeglasses again. Please bring your old eyeglasses to the Administration Building, and place them in the black basket behind the receptionist's desk.

Hollybrook can now recycle aluminum cans!

This includes empty cans of water, cola, seltzers beer, etc. We cannot recycle empty cans of food, as they are most often made of tin.

RECYCLABLES

Place the following recyclables in the blue/green bin in your laundry room or trash room:

Clean cardboard; paper; boxes (broken down); aluminum cans (see above information); empty and clean plastic containers of juice, soda, water, seltzer, and such; empty plastic prescription drug containers, with personal information removed. Please put all container caps into the recycling bin separately.

TRASH

Place the following items (enclosed in a TIED trash bag, please) in the black and gray bin in your laundry room, trash room, or dumpster close to your building:

Discarded food and food containers; empty tin cans; glass and ceramic objects; soiled paper; plastics; Styrofoam; dead batteries; and dead and broken light bulbs.

PUT PET POOP IN A TIED AND SECURED BAG IN THE OUTDOOR DUMPSTERS!!!

Hollybrook Sales



Unit Sales for March

Everyone wants to live here!

| BLDG/APT | SELLER - BUYER | BD/RM | PRICE |
|----------|------------------------|-------|--------------|
| 01-209 | Vermont to Williams | 2 | \$178,000.00 |
| 02-308 | Roberts to Gray-Nelson | 2 | \$180,000.00 |
| 03-210 | Mathews to Pisano | 2 | \$153,000.00 |
| 11-104 | Meltz to Chemerinsky | 2 | \$173,500.00 |
| 38-102 | Viens to Trembaly | 2 | \$256,900.00 |
| 40-105 | Berman to Hernandez | 1 | \$115,000.00 |
| 54-303 | Greeley to Caron | 2 | \$250,000.00 |
| 55-207 | Pilch to Vazquez | 2 | \$170,000.00 |

Hollybrook's Fiscal Agenda: Budget Approval, Reserve Pooling, and Collaborative Cost-Saving Initiatives

By Eric Wheeler

Hollybrook held three important meetings on Monday, March 11, 2024, and the results are below:

- The Board voted unanimously to accept the 2024/2025 Fiscal Year Budget (17 – Yes, 0 – No, and 0 – Abstain).
- The Board voted unanimously to use the “Pooled Method” to collect reserves going forward (versus collection via the “Straight-Line Method”).
- The Unit Owners (Membership) voted to move the previously collected Straight-line Reserves to the Pooled Reserve Account (quorum achieved – 954 votes accepted; 887 “Yes” approved pooling, and 67 “No” disapproving pooling.)

To everyone – officers, board members, unit owners & staff – a very big “Thank you” for all of you combined efforts in “Getting out the word” for the budget meetings and town halls, as well as the extra push we needed to get the unit owner vote to pool reserves. THANK YOU!

New 2024/2025 coupons were mailed out to all owners today. If you are on Direct Debit, you will receive a letter, but no coupons. Your new fees for 2024/2025 beginning April 1, 2024, will be:

PER QUARTER (not including \$400 Restaurant Card which will be billed in October 2024):

PHASE 1-5 & TOWERS: \$1,834 PER QUARTER

PHASE 6: \$2,292 PER QUARTER

So, the budget passed, and now everybody must live with these higher fees going forward forever, correct Mr. Manager? I’m not saying yes, and I’m not saying no. Yes – this is the new budget with new fees established for this upcoming budget cycle. But there were so many great ideas shared by Directors/ Board Members as well as Unit Owners during the weeks and weeks of meetings we held. Many meetings were held (Public Board Meetings, open Committee Meetings, open Town Halls), and various owners met on their own with neighbors and friends and leaders within their phases and held their own small meetings and came up with some fantastic ideas for cutting costs and increasing revenue. Some of the concepts and ideas we took with us into the budget meetings, and these cost initiatives allowed us to cut several million dollars from the originally presented 2024/2025 budget.

One of the largest cuts we made was to payroll. No increases are being given, as we are going to hold off any employee increases in wages until October 2024. It was a difficult decision to reach, and hard to ask our employees to make this sacrifice, but versus cutting needed positions from each department, management and the board felt this alternative to defer raises and continue with current staffing levels was best for us to continue to provide the highest level of service possible.

That still left a sizable increase in this new budget. We can do all we can to control costs and expenses as best as we can – we

are committed to do just that. (When I say “We”, I am referring to management, your Board of Directors and your officers that reside in the administration building.)

I had a meeting yesterday with our amazing maintenance staff and their Lead Supervisor Vladimir. I spoke to Vlad and his team about the passing of the budget on Monday, explained the time and effort put into the entire budget process, and thanked them for their service to Hollybrook. I explained we will be holding off on any pay raises until October, but I put it to my staff and challenged them to find ways to cut costs and keep service at a high level. “Build a better mouse trap”, I explained. If there’s a product that we can buy that may cost a little more than what we’re using but lasts three times as long, talk to me. I asked them to “Think outside the box” for cost savings ideas. They all have eyes and ears everywhere and work all over our community. If my staff and I put together our collective brain power and we come up with any extraordinary cost savings or additional income strategies or ideas that would offset the deferred raises, I’ll seriously consider looking into the possibility of giving the raises earlier than October 2024. That was my challenge to my employees.

I make this similar challenge to my Hollybrook Unit Owners. There is a “Forum” of unit owners being put together to meet and discuss cost savings and additional income ideas. I will disseminate information on this forum meeting in the upcoming few weeks.

If you have cost savings or additional income ideas, write them down and, when the forum is announced to meet, please attend, and share your ideas with this group. Any additional income realized that may occur this upcoming year (above any possible year-end deficit) is “extra honey for the

pot” and will go toward offsetting any type of increase with that will occur next year, including construction costs, and reserves. Any surplus realized will be used offset one large pot or another (decided by the board when it happens).

In summary, the new budget passed, and coupons are forthcoming in the next few days. Pooling of reserves also passed, and the owner vote to move the reserves from straight line to pooling passed as well (Quorum achieved – 954 votes accepted; 887 “Yes” approved pooling, and 67 “No” disapproving pooling.) We are always open to any ideas for additional income of cost savings – so please get your ideas together and be ready to share with the upcoming forum group who will be looking into these ideas.



2024/25 Quarterly Maintenance Fee Payment Schedule

The 2024-2025 budget has been approved by the Hollybrook Board of Administration. Below please find the fee schedule:

| Quarter | Phases 1-5 & Towers | Phase six (6) | Restaurant Card |
|---------------------------------------|---------------------|---------------|-----------------------|
| 1 st Qtr. – due 04/01/2024 | \$1,834 | \$2,292 | |
| 2 nd Qtr. – due 07/01/2024 | \$1,834 | \$2,292 | |
| 3 rd Qtr. – due 10/01/2024 | \$2,234 | \$2,692 | Restaurant card \$400 |
| 4 th Qtr. – due 01/01/2025 | \$1,834 | \$2,292 | |

Maintenance Fee Coupons were mailed to all owners who are NOT on the automatic withdrawal electronic payment option. If you have not received your coupons and would like another copy to be emailed to you, please email accounting@hollybrook.com and an electronic copy will be emailed to you.

If you need or want a hard copy of these coupons, please pass by the Administration Building and go to the Accounting Department, and they will print a hard copy of your fee coupons for you.

If you ARE on automatic withdrawal, you will NOT be receiving any hard copy coupons, and the fees will automatically be withdrawn according to the schedule above.

If you have any questions, please contact Julecia Farris at 954-431-0600 ext. 255.

Direct Withdrawal for Unit Owners

Many of us have taken advantage of the opportunity to have Hollybrook withdraw our quarterly maintenance payments from our checking or savings accounts. *Why?*

Advantages of Direct Withdrawal for Unit Owners

- Residents do not have to worry about the quarterly deadlines
- Assuming sufficient funds are in the account, there are no late fees or interest charges because the withdrawals are on-time payments
- Savings in terms of time (writing quarterly checks)
- No postage if you are away from your Hollybrook residence

Advantages of Direct Withdrawal for Hollybrook

- Saves staff time processing and recording checks
- Bank processing costs are less for direct withdrawals versus costs of processing checks
- The savings will have a positive impact on our budget if even more unit owners choose this option

Residents may request the form directly from Etna Chery via e-mail (controller@hollybrook.com) or it can be picked up at the Reception Desk in the Hollybrook Administration Building.

Try it for the rest of 2024 and if you do not like this worry-free option, you can withdraw your permission. Please contact Joni Esser-Stuart, at 954-431-0600 Ext. 238, if you have questions or concerns.



Joyce Bartels Daal

Broker
CIPS, MRP, PSA, E-PRO

YOUR NEIGHBORHOOD REALTOR

“May you be filled with Happiness and Prosperity”

Let me help you sell your home, find seasonal renters, and enjoy the Hollybrook Lifestyle.

FREE HOME INSPECTION OR APPRAISAL!

We speak English, Spanish Dutch and Papiamentu

joyce@ohanalux.com
www.OhanaLux.com

(954) 663-2900



“Your #1 Choice for Hollybrook Real Estate!”
“Votre Meilleur Choix en Immobilier à Hollybrook Golf & Tennis Club!”

**Sales, Yearly & Seasonal Rentals. Property Management Services.
Staging & Home Improvements. Home Inspections. Real Estate Attorney Svcs.**

Vous désirez posséder une résidence au soleil sur la côte est dans le sud de la Floride ? Près de la mer, de la plage, du sable, des terrains de golf et loin de la neige et du froid ?

Pourquoi ne pas réaliser votre rêve et devenir propriétaire ? Avec mon équipe (un avocat et un courtier d'assurances francophones), je pourrai vous accompagner et rendre votre transaction facile et agréable. Ne manquez pas l'occasion. Le marché immobilier dans le sud de la Floride est nettement à l'avantage du futur acheteur et du futur investisseur. Il est temps d'en profiter et de devenir propriétaire de votre propre résidence secondaire au soleil.

**FREE Market Analysis. FREE Local and International Marketing Exposure!
FOR A LIMITED TIME ONLY!**

Sellers and Buyers, I will pay for an appliance service contract for the 1st year when you list and close with me. *

GRATUIT : Analyse de marché

~~~~~  
**\*À la clôture de la vente ou de l'achat, vous aurez droit à un contrat d'entretien d'appareils ménagers d'un an, à la condition de vous représenter comme agent immobilier jusqu'à la clôture du contrat.**

\*Des restrictions s'appliquent.

**www.canadianbuysfloridaproperties.com**

English, Spanish  
and French

***Demandez-moi comment jouer  
au golf gratuitement !***

***-Services de gestion immobilière***

***-Services légaux en français***

**Appelez-moi ou faites-moi parvenir un courriel.**

***Militza Fernandez, GRI***

**Cell: 786-512-7074**

**Homes@militzafernandez.com**

**FLORIDA REALTY FUSION, CORP.**

**Office / Bureau: 954-674-1869**

**www.militzafernandez.com**

**FLORIDA  
REALTY FUSION**

## Caribbean Club Meet & Greet

By Judy Thomas

The Caribbean Club held a Meet and Greet on February 24 at the Phase 6 Pool. The Club wanted to re-introduce themselves to new community members! There were about 50 Hollybrook residents in attendance. Peggy Belcher, Club President, spoke about the club's history and past activities. This club is open to all Hollybrook residents and celebrates their love of Caribbean Culture at various gatherings throughout the year. Many thanks to Club President, Peggy Belcher and other club members for hosting! Following the success of this Meet and Greet, another meeting was held on March 12 in the Rec Building. Stay tuned for more updates from the Caribbean Club!



## New Phase 3 Director Voted In

Phase 3 Director Joseph Greeley has sold his unit here in Hollybrook and resigned as Phase 3 Director, which created a vacancy the Board of Directors needed to fill.

On March 13, 2024 the community was notified of the vacancy and Unit Owners in Phase 3 were encouraged to apply for the position. Filling this vacant position was an agenda item for the March 27, 2024 Board of Directors Meeting here at Hollybrook. Three candidates submitted applications for this position which were reviewed by the Board. Each candidate was given the opportunity to present themselves at the board meeting prior to the vote. The



Board of Directors voted by secret ballot and votes were counted and verified by Querino Pacella, Hollybrook Compliance Director and Eric Wheeler, General Manager. The results of the vote were announced during the Board of Directors Meeting with Andre Mathieu, Building 54, winning the

majority of the votes and being sworn in as the new Phase 3 Director.

# South Florida Medical Center

6301 PEMBROKE ROAD, HOLLYWOOD. PHONE: 954-961-8394

ARMANDO ROCA JR, D.O.  
BOARD CERTIFIED IN FAMILY MEDICINE  
CERTIFICADO POR EL BOARD DE MEDICINA FAMILIAR

### OUR SERVICES INCLUDE:

- \*EKG - LABORATORY
- \*PHYSICAL THERAPY
- \*MINOR SURGERY
- \*DIAGNOSTIC ULTRASOUND
- \*IMMIGRATION PHYSICALS
- \*CITIZENSHIP EXAM WAIVER QUALIFICATION



### NUESTROS SERVICIOS INCLUYEN:

- \*EKG - LABORATORIO
- \*TERAPIA FISICA
- \*CIRUGIA MENOR
- \*ULTRASONIDO DE DIAGNOSTICO
- \*INMIGRACION: EXAMEN FISICO
- \*EXCEPCIÓN EXAMEN DE CIUDADANIA - EVALUACION

AFILIADOS A HUMANA "MEDICARE ADVANTAGE" PLAN / AFFILIATED TO HUMANA MEDICARE ADVANTAGE PLAN  
OFICINA DE DISTINCION DESDE 1988 - OFFICE OF DISTINCTION SINCE 1988

LLAME A NUESTRAS OFICINAS PARA MAS INFORMACION SOBRE OTROS PLANES DE SEGUROS Y PARA CITAS  
CALL OUR OFFICE FOR MORE INFORMATION ABOUT OTHER INSURANCE PLANS AND FOR APPOINTMENTS  
LANGUAGES: ENGLISH, SPANISH AND CREOLE

# Phase 1 Town Hall Meeting

By Shelley Goldgut

Phase 1 held a Town Hall meeting on March 14th at 4 p.m. in the Social Hall, drawing an impressive turnout of approximately 100 attendees. Phase 1 Directors Shelley Goldgut, Connie Mason and Fred Webber organized and hosted the meeting. Eric Wheeler, Hollybrook General Manager, and ever the reliable resource, was present to address any inquiries pertaining to Phase 1 developments. True to form, Eric wasted no time, as some of the requested work has already commenced.

Currently, Phase 1 witnesses significant progress, with new roofs installed on Buildings 7 and 5. Our community's pool has undergone resurfacing and is now equipped with heating, offering residents a delightful amenity. Concurrently, tree trimming operations are underway, alongside the repair work on the walkway between buildings 9 and 10. Additionally, concrete repairs have initiated, focusing initially on buildings 1 and 4.



Anticipation mounts for the forthcoming resurfacing of the deck area surrounding the pool, promising further enhancements to our recreational facilities. However, discussions regarding the Restaurant sparked some heated exchanges during the meeting, prompting a gentle reminder to everyone present to stay focused on agenda items to maximize the productivity of future gatherings. Heartfelt gratitude is extended to Eric for his invaluable contributions, and attendees eagerly anticipate the next meeting. Directors remain accessible for any inquiries or assistance, reaffirming our commitment to serving the Phase 1 community diligently. Please be sure to reach out to your Phase 1 Directors any time. We will always do our best to help.

# Hollybrook: A Caring Community

By Joni Esser-Stuart

Hollybrook provides an array of programs and services to its residents. Among these is the "We Care" program. The service primarily loans out durable medical equipment such as walkers, wheelchairs, canes, potty chairs, and shower chairs. Residents have generously donated these items to Hollybrook, and these items are available on a first come, first served basis. The volunteer who currently accepts donations and loans these items to residents is Harvey Munk, who can be reached at 305-298-3008.

Building upon the concept of the "We Care" program, a new program has emerged called the "Grandparents Closet". When our first-born grandson, Aiden, came for a visit in 2023, there was a need for baby items. I inquired with friends and neighbors on Facebook to see if others had a Pack and Play, highchair, and other items that they might be willing to share with us. We were able to borrow a Pack and Play and we purchased several other items. Once Aiden and his parents left Florida, I posted on Facebook and offered to share these items with other grandparents here in Hollybrook. I currently have access to a closet in my office and I have been sharing these items with other grandparents.

The other nice development is that generous residents have also donated items to the "Grandparents Closet". We currently have two different sizes of car seats, a play mat with toys, a small highchair that can be used on a chair or on the floor, and an inflatable pool toy that can also be used in the shower if you no longer have a bathtub in your condo. Items are available on loan, free of charge, on a first come,

first served basis. Contact me at 205-454-0820 if you have items to donate or if you need to borrow items for a visit from your grandchildren. If I am unavailable, Carol Mazza has generously offered to loan items from the closet.

Lastly, another useful service here at Hollybrook is provided by Carol Mazza. Did you know that Carol sends out both Get Well cards and Sympathy Cards if she is notified about residents who are ill, hospitalized, or suffer a loss? Please notify Carol if you know about a resident who would feel some measure of comfort if they would receive a card from Hollybrook. She can be contacted at carol@hollybrook.com or 954-431-0600, Ext. 234.

**GMC1**  
Cleaning Services

20 Years Experience  
Efficient | Reliable | Professional  
Good Reference

FREE Estimates | Se Habla Espanol  
954-939-2997  
cmccleaningserv@gmail.com

**COMPUTER OR PHONE CRISIS?**

**Desktops • Laptops • Phones**

- Connect - Diagnose - Solve
- Microsoft Certified System Engineer
- Email & WiFi Setup and Maintenance
- Microsoft 365 Office Setup
- Virus Contamination/Backup/Recovery
- **Troubleshoot Printers/Scanners/Faxes/Phones**

**Quick, Accurate, Courteous Service Anytime!**  
**FREE ESTIMATES!**

First-time users **25% OFF** Hollybrook Residents Only

**VJ Network Solutions**  
phone: 954-892-0023  
email: vjnetworksolutions@gmail.com  
www.vjnetworksolutions.com

Microsoft CERTIFIED IT Professional



**HealthStone**  
PRIMARY CARE PARTNERS

**FAMILY & GERIATRIC MEDICINE**

We Accept Medicare, HMO Medicare Advantage Plans, All Commercial Plans and Marketplace Insurances.

**COMPLETE MEDICAL CARE**

- Annual Physicals    ■ Specialists Referrals
- Woman Wellness Exam And Pap Smears
- In-Office Labs & Other Diagnostic Tests
- Home Visits Available For Frail Elderly Patients

■ **OPEN SATURDAYS**



Hector Fabregas, MD



Yul Lopez, APRN

**3 LOCATIONS TO SERVE YOU**

|                                                                                                                |                                                                                                        |                                                                                                 |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <p><b>PEMBROKE PINES</b></p> <p>12301 Taft St, Suite 100<br/>Pembroke Pines, FL</p> <p><b>954-962-1180</b></p> | <p><b>WESTON</b></p> <p>2229 N. Commerce Pkwy, Suite 240<br/>Weston, FL</p> <p><b>954-349-6378</b></p> | <p><b>DAVIE</b></p> <p>4705 SW 148th St. Suite 102<br/>Davie, FL</p> <p><b>954-349-6378</b></p> |
|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|

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



Hollybrook Golf and Tennis presents

**HOLLYBROOK CLASSIC FILM FESTIVAL**

Coming May 2024

DETAILS COMING SOON!

**BBQ & POOL CAPTAINS for EACH PHASE**

**PHASE 1** - Denise Martinez \* 917-351-4198

**PHASE 2** - Ellen Zweig \* 954-639-7218

**PHASE 3** - Dahlia Roches \* 718-219-0451

**PHASE 4** - Dennis Killeen \* 860-202-5315

**PHASE 5** - Elie Nicoleau \* 786-641-2883

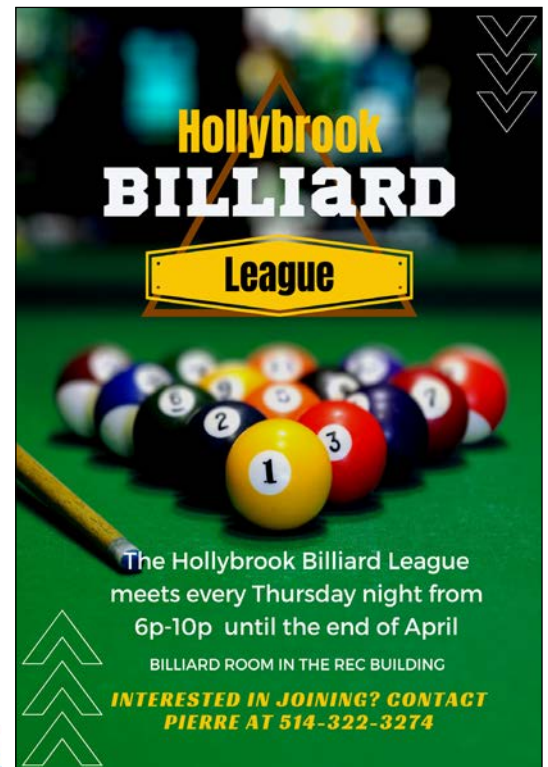
**PHASE 6** - Serge Breton \* 305-733-9696

**TOWERS & Tennis Patio** - Patti Tripodi \* 919-619-3448

Here's the deal for planning a pool/bbq party: If you will need full use of a BBQ grill and/or BBQ area tables, please **FIRST** speak to your BBQ Captain. They will tell you if the BBQ areas and furniture are available and will help you reserve the space for your need. For additional furniture, fill out the Pool Furniture Request form available at the Administration Building at least 48 hours before the event and turn it into Maintenance.

**FURNITURE DELIVERY IS BASED ON AVAILABILITY – PLEASE CALL IN ADVANCE**

**NOTE: The RESTAURANT PATIO may be reserved for LARGE PARTIES.**  
Contact 954-431-4545 for more information.



**Hollybrook BILLIARD League**

The Hollybrook Billiard League meets every Thursday night from 6p-10p until the end of April

BILLIARD ROOM IN THE REC BUILDING

**INTERESTED IN JOINING? CONTACT PIERRE AT 514-322-3274**



# Flying back north?

*Here's how to safely close up your Hollynest!*



## KITCHEN

- Clean toaster oven
- If you're turning off refrigerator
  1. Empty refrigerator and clean.
  2. Keep door ajar for air flow
- No water should be in the dishwasher
- Circuit breakers (Follow Carefully)
  1. Leave air conditioning running
  2. Place others in the "OFF" position
- Humidistat - set at 60 degrees
- AC - set at 75 degrees, fan on auto, system on cool

## BEDROOMS AND LIVING ROOM

- Tip upholstery pillows and mattresses so air may circulate. Cover with sheet.
- Slightly open all dresser drawers and closet doors

## BATHROOMS

- Pour bleach in toilets and cover with plastic wrap
- Close all drains in sinks, showers, and tubs

## TERRACE

- Clean and bring in all terrace furniture
- Close and secure roll-up shutters
- Lock sliding glass door

## ADDITIONAL IMPORTANT THINGS TO KNOW

1. Main Water Supply must be turned off
2. Close and lock all windows, pull down all shades, lock front door.
3. Leave a key with security at administration building
4. If you are leaving for more than 30 days your apartment monitor's name and phone number must be left with the records dept.

# TORNADO FACTS



**DESTRUCTIVE AND FAST SPINNING FUNNEL-SHAPED WIND THAT STRETCHES FROM A THUNDERSTORM TO THE GROUND.**



## CAUSES

Scientists aren't exactly sure how or why tornadoes form, but do know that they come from supercell storms that have strong updrafts (rising warm air).



## WHAT TO DO

Having a designated "safe room" in your home can help you protect yourself, your family, and your pets from the dangerous forces of extreme wind.

Keep the following in mind when selecting a "safe room":

- Closets, bathrooms and small storage rooms with only one door and no windows are well suited to be designated "safe rooms".
- Interior bathrooms have the added advantage of having a water supply and toilet.

## LOCATION

The majority of the world's tornadoes occur in the United States of America, during spring time.

## SPEED



Tornadoes can reach speeds of up to 480kms per hour!

Tornado speeds determine its classification using the 6-point Fujita scale, where F0 is the weakest, and F5 the strongest wind speeds.

Tornadoes can be so powerful that they can uproot trees, lift cars and tear roofs off houses.

## DURATION



Tornadoes can last from a few seconds up to an hour.

Hollybrook Golf and Tennis Club



**DEAR RESIDENTS,  
WE HAVE NOTICED THAT THERE ARE SEVERAL BIKES THAT HAVE NOT BEEN NEWLY REGISTERED.  
PLEASE CONTACT CARMEN BRUNEAU AT 954.431.0600 EXT. 228 TO REGISTER YOUR BIKE**

# Volunteers: The Backbone of Hollybrook

By Terri Rinkinen

April is designated as National Volunteer Month. Eric Wheeler, General Manager of Hollybrook, believes that “Our many volunteers are the backbone of Hollybrook!” Patti Tripodi, Volunteer Coordinator of Hollybrook, verifies that there are currently 169 active volunteers that help to keep Hollybrook running smoothly.



You may be surprised to know how many services are provided by our fellow residents for no monetary compensation!

In the Hollybrook Administrative Office alone, 8560 hours per year of services to our community are provided by 30 residents, on an on-going schedule. These volunteers work in Reception, Records, Animal Control, Events Scheduling,

Compliance, Bike and Golf Registration and more. An unscientific survey, but fairly accurate calculation, estimates this is a savings of \$236,941.00 to the Hollybrook annual budget (8560 hours per calendar year, provided by 30 regular volunteers, at a value of \$27.68 per hour of service, as verified by the Florida Association of Nonprofits in 2023). The hourly wage calculation does not even include benefits normally contributed to/for an employee by an employer such as health insurance, contribution to retirement benefits and paid vacation time.

This calculation also does not include the 10 to 40 hours weekly provided by our (6) Executive Board Directors, (20) Phase Directors, as well as more than (64) Building Captains, Pool Captains, and BBQ Captains.



Don't forget the hundreds of uncounted hours for the writers, photographers, volunteer editors and advertising specialist for our monthly Voice of Hollybrook magazine.

Then there are the various volunteer committees giving countless hours of their own time to keep Hollybrook vi-

brant and exciting: the Hollybrook Women's Golf Association (HWGA), our Tennis and Pickleball committees, Library Volunteers, the Landscape Committee, the Recycling Committee

and our Pool and BBQ Captains. Plus, the numerous volunteers coordinating and scheduling the myriad of social groups: Entertainment, Book Club, Silver Sneakers, Poker, Singles Club, Bingo, Movie Night, Caribbean Club, and so many more! If you want it – we've got it! If you want it, and we don't have it, consider starting it!



Equally important are the special “ad hoc” committees and projects that spring into action when required: Election Committee, Forty Year Assessment Committee, Rules and Regulations Review, and several others that come up “as needed.” All handled by volunteers!

“Harmony in Hollybrook” seriously counts on the generous time and energy of our volunteers! Andy Ingram, Hollybrook Board Vice-President and Volunteer Chairman, says “Dunkin' Donuts has a saying, 'America Runs on Dunkin.' I believe that Hollybrook runs on volunteers. They are here to assist fellow residents and they are very good at what they do and are very much appreciated!”



If you are interested in volunteering with a “fun bunch” and contributing to helping Hollybrook to continue to run smoothly (and meet new people!), please contact Patti Tripodi, Hollybrook Volunteer Coordinator, in the Hollybrook Administration Office at 954 431-0600 X 229. Hollybrook needs you!

# Volunteer Appreciation Lunch

Features



PR2U.ORG AND  
HOLLYBROOK PRESENTS

## Lunch & Learn

**What To Look For  
In Skin Changes and  
When To Consult A  
Doctor**

**Speaker:**  
Luisa Velasquez RN  
American Mobile Dermatology

Luisa Velasquez is a seasoned nurse with experience in dermatology. Her passion for skin health advocacy has led her to travel across Florida, educating communities about the importance of skin cancer awareness.

**FREE to attend**

**FRIDAY  
APRIL 12**  
11:30am - Registration  
11:45am - Doors Close

**RSVP Required: Call Carol Mazza**  
954.431.0600 ext. 234



**LISA FOX**  
CAM, CRS, GRI, REALTOR® ASSOCIATE

*Signature* 

Over 20 Offices to Serve you  
REAL ESTATE COMPANIES



## Thank You Hollybrook Again For Being #1 in Renting over 60 Condos This Season

Your residential specialist helping buyers and sellers in our community for over 20 years

- Featured listing at our website
- Listings on MLS & Realtor.com
- Professionally prepared photos
- Personal web page



**(954) 558-0919**

Email: LisaF@SignatureFlorida.com

**Get the Jump on the Market**

Call to get free email notifications as soon as any new listing that meets

All the Hollybrook MLS listings are at our website

**www.hollybrook.net**

OFFICE: (954) 431-6600

EMAIL: LisaF@SignatureFlorida.com

# Transformative Fitness: Join Asha Dookooh's Dynamic Silver Sneakers Class for a Healthier You!

By Nancy Wuerzburger

Asha Dookooh hosts an invigorating Aerobic class every Monday, Wednesday, and Friday at 9:15 a.m. in the Hollybrook Social Hall. But this isn't your typical Aerobic class. It's a dynamic session that incorporates chairs, weights, and balls, led by an enthusiastic instructor who infuses every session with fun and energy.



Originally hailing from Trinidad, Asha made her way here 18 years ago with her husband and children. With a longstanding passion for fitness, Asha noticed a need for guidance among seniors at Gold's Gym, where she used to work out. Observing many seniors struggling with equipment, she took it upon herself to educate and assist them in proper usage. This ignited her journey toward becoming a certified Group Class Instructor, Personal Trainer, and Community Health Worker specializing in senior fitness.

"For me, it's about helping people—it's my passion," Asha shares warmly. This sentiment is palpable in her classes, where she genuinely cares about the health and wellness of each participant. Her class curriculum reflects this dedication, incorporating elements such as strength training with weights, balance

exercises, cardio, and stretching. "These exercises offer seniors a pathway to improve balance, prevent falls, strengthen joints and bones, and maintain strength as they age," she explains.

Asha firmly believes in the adage, "If you don't use it, you lose it!" It's a philosophy she embodies and imparts to her students, motivating them to stay active and engaged in their fitness journey.

On a personal note, I've been attending Asha's classes since she began teaching in Hollybrook two years ago. The impact on my overall well-being has been remarkable. Physically, I've noticed significant improvements in strength, and whenever I miss her classes for any length of time, I feel the difference. Yet, beyond the physical benefits, it's the sense of camaraderie Asha fosters that truly enriches the experience. The friendships I've formed in her class are invaluable.

For those seeking personalized attention, Asha also offers one-on-one Personal Training sessions. Whether you're aiming to improve your fitness level or simply seeking a supportive community, Asha Dookooh's classes provide a welcoming space for individuals of all ages and abilities to thrive.



**Unlimited Cabinet Designs, Inc**

**Unlimited Cabinet Designs, Inc**  
1798 SW 31<sup>st</sup> Avenue  
Hallandale, FL

**954-923-3269**

CUSTOM CABINETS \* WOOD \* MICA  
KITCHEN \* VANITIES \* WALL UNITS \*  
COUNTERTOPS

E-mail – [uncabdesigns@gmail.com](mailto:uncabdesigns@gmail.com)

**We Buy Factory Direct**  
*Licensed – Insured*

**In Business for 30 years!**



*Furniture Repair & Restoration*

- Repair old broken chairs
- Replace old dirty seat cushions
- Repair broken dresser drawers
- Refinish & stain any wood furniture


Prompt service  
Very reasonable  
Call today!



954 793 6686 • 954 793 2615

Reliable, Safe Transportation  
Local Pembroke Pines Neighbor

Please Call: Gregg Drew  
954-987-1046  
Rates To Be Determined





# End of Season Blast

Photos by Bill White

Features



## Protect Yourself

- Power of Attorney
- Healthcare Surrogate
- Living Will
- Medicaid & Veterans Planning

## Protect your Family

- Last Will & Testament
- Trusts
- Lady Bird Deed

## Probate & Trust Administration

Call today to schedule your initial telephone consultation or email us

954-367-2327

Office in Hollywood, minutes away from Hollybrook

Attorney Cynthia J Arevalo

www.arevalolaw.com



Clipart Designed by Freepik

## In Memoriam: Sylvia Landow

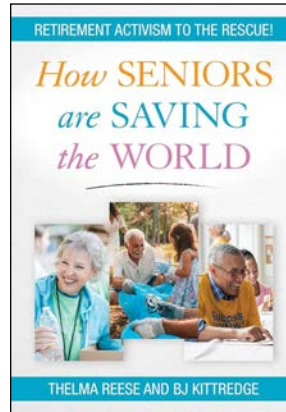


It is with immense sadness that we announce the passing of long-time Hollybrook resident, Sylvia Landow. Sylvia moved to South Florida from the Bronx in the '50s with her husband, whom she lovingly referred to as "my Joey". Together they opened Uptown Deli in Miami Beach and successfully grew their business and their family. Sylvia was a devoted and loving wife and mother as well as a grandmother to her numerous grandchildren, great-grandchildren and great-great grandchildren. We send her family our deepest condolences on such a monumental loss. Rest in Peace Sylvia.

## Saving the World

*One Senior at a time!*

*By Terri Rinkinen*



Retired now and wondering what to do? Surely you have worked hard all of your life and deserve a rest... BUT, when "resting" gets a little boring, and all that now-pent-up-energy has nowhere to go, consider volunteering!

"How Seniors are Saving the World: Retirement Activism to the Rescue!" by Thelma Reese and BJ Kittredge (2020), provides twenty-four inspiring vignettes of seniors who have discovered themselves in their retirement years through their volunteer activities.

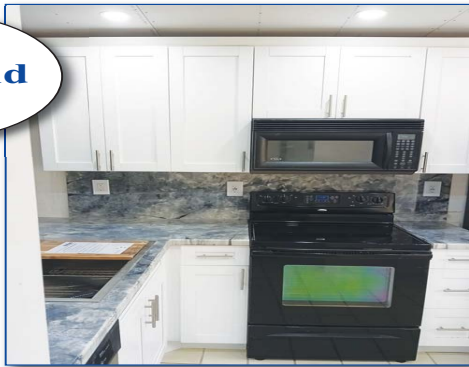
Some have been life-long activists and some have found a cause later in life. Their interests run the gamut from local causes to issues affecting the entire world, and anything and everything in between.

As an added bonus, the end of each chapter includes a list of helpful websites for organizations mentioned in that chapter. Definitely a useful reference!

I believe Cicero (106 BC-43 BC) summed it up best: "Non nobis solum noti sumus: Not for ourselves alone are we born!"

## KITCHEN REFACING NOT THERMOFOIL

Many  
Styles and  
Colors



**REFACE Kitchen LESS THAN HALF of redoing it!**

**"L" 10 x 10 kitchen**

No permit  
required

*Soft Closing Hinges & New Handles*

## J. PERRY & SONS KITCHEN & BATH REMODELING

**Family owned 3 generations working together**

*We provide uncompromising quality and experience*

**954-529-7345**

*John  
Chris  
John*

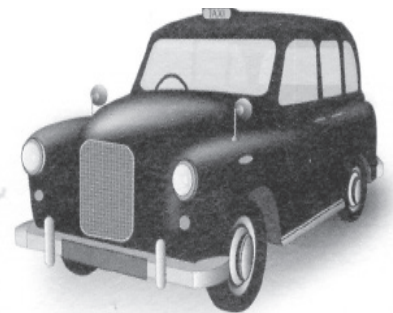
Licensed & Insured • CC#099CGC-A-14733-X



## Driving with Dennis

*Hollybrook Resident  
Your Neighbor*

**Anytime  
Anywhere  
Call Dennis**



954-517-0106

or

860-202-5315

# Hollybrook Resident Turns 101!



Thirty-five year Hollybrook resident Helen "Connie" Hoffman celebrated her 101st birthday surrounded by friends and family.

Connie was born on April 6, 1923, in Portland, Maine, at a time when a pair of women's high heels cost \$1.29 and eggs were 13 cents per dozen. Nineteen years later she met and married Al Hoffman with whom she had three children with. The couple spent numerous winters in Florida before

moving to Hollybrook permanently in 1989.

These days, she devotes her life to family and friends; playing golf, bridge, and mahjong with her girlfriends. Connie is a social butterfly and takes herself to happenings including shows at Century Village and high tea events. Described by friends and neighbors as always looking sharp, Connie still steps out in style when she spends time with loved ones.

We wish Connie a very Happy Birthday! A milestone such as this deserves to be celebrated in grand style. Pictured above is Connie at last year's birthday celebration with Commissioner Tom Good.



## Happenings Around Town

Features

Have fun, eat food, frolic happy  
**City Happenings**

There's always something going on around town. Here's our top picks for city events in April!

**Food Truck Frenzy** - Support your local food truck at Topee-keegee Yugnee Park on April 11 from 6:00 p.m. to 9:00 p.m. They are there every second Thursday of the month. Come out and enjoy different cuisines!

**Strawberry Festival** - Have a "berry" good time at CB Smith Park's Strawberry Festival where there will be all sorts of family fun, food, music, and strawberries! It will be on April 6, 7, 13, and 14 from 10:00 a.m. to 5:00 p.m. Seniors are eligible for an All Day Play Pass which includes all festival activities for \$10.

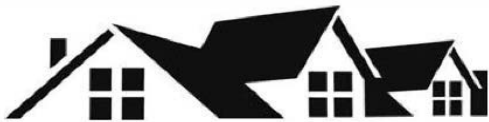
**ParkFest Love and Music Day** - Enjoy a night of relaxing music at the Fifth ParkFest Love and Music Day on April 21 from 1:00 p.m. to 5:00 p.m. This free concert will be headlined by the 100 member Florida Youth Orchestra and Grammy-winning jazz flutist Nestor Torres. A variety of food trucks, beer, and wine vendors will be awaiting you at this free event at Tradewinds Park and Stables.

**Earth Day The Weston Way** - Support environmental efforts at Weston's Earth Day event on April 22 from 10:00 a.m. to 1:00 p.m. At Library Park, they will have hands-on activities, arts and crafts, a live chalk artist, and giveaways! This event is free.

**Bluegrass Concert Series** - Come sit and relax to music played by the Shade Tree Pickers. This event is hosted by the Fern Forest Nature Center in their amphitheater. It will be on April 14-15 from 2:00 p.m. to 4:00 p.m. and runs every second Saturday. This event is free!

## HOW MUCH IS YOUR HOME WORTH?

20 YEARS OF APPRAISAL EXPERIENCE



LOCAL *Pembroke Pines* resident

**FREE QUOTE**

- Estate
- PMI Removal
- Prelisting for Sale
- Measurement Services

### EAS APPRAISAL SERVICES

Elizabeth Ann Sherman

Cert. Res RD6362

8929 Taft Street, Suite A • Pembroke Pines, FL 33024

**954-547-6102**

easappraisalservices@gmail.com | eas-appraisals.com



**Carolyn  
Parkin**

**CNA & MA**

**Experienced  
Loving Care**

Call 754-422-1742

*Certified & Insured*

# Journey to the Wakodahatchee Wetlands

Story and Photos by Mark Favus

When I first started seriously photographing avian wildlife I never imagined a place like the rookery at Wakodahatchee Wetlands existed. Wakodahatchee is a Seminole word for “created waters.” You’d never know it was developed by Palm Beach County from unused utility land next to a traditional water treatment site. The space was sensitively transformed in 1996 into an Everglades wildlife ecosystem. Each day the water reclamation facility pumps two million gallons of highly treated water into a created wetland that cleanse, recharge and filter the remaining nutrients. And maintains earths water cycle.

Besides offering a wonderful stroll through a recreated miniature Everglades, it has also become a bird-watcher’s paradise. This is particularly the case from January thru April when literally thousands of avian species build their nests, mate and continue the cycle of life. The place is a magnet for Great Blue Herons, Great Egrets, Wood storks, Anhinga’s, Tricolored Herons and a vast number of other water birds from near and far.

The most amazing migration is that of the Purple Martins, who fly 4,000 miles from South America to reach their nesting areas in North America. Wakodahatchee has incorporated special gourd shaped nests to attract these amazing birds. The Seminole Indians discovered them using gourds to use as their nests and found that they were both natural insect repellents but also an early warning alarm against intruders. Long before the Europeans arrived the native population provided sanctuary for these amazing birds.



Typically the first to arrive in January are the Great Blue Herons. The male starts to collect sticks and twigs to build the nest while the female does the final inspection. They do an elaborate mating dance and usually lay between one and three eggs. Once the chicks hatch they spend at least three months in

the nest until they fledge (leave the nest to fend for themselves.) Next to arrive are the Great Egrets who grow special feathers called “aigrettes” and develop bright orange bills and lime green coloring around the eyes. Their mating ritual is a wonder to see, with the “aigrettes” used to perform a ballet like dance. The chicks begin to hatch around the middle of March and typically stay in the nest for several months before they fledge.



For the Herons and Egrets the Mom usually stays guarding the nest while the Father brings back fish. Gradually the parents begin to spend less and less time with the nestlings until they are weaned from food deliveries and must fish for themselves.

The next to arrive are the Tricolored Herons, Anhinga’s and Cattle Egrets. They all display mating feathers and exhibit a dramatic change in colors. This is especially true for the Tricolored Heron males who go through dramatic physical changes to attract mates.

The last group to arrive are the Wood storks who are the largest colony at Wakodahatchee. At the height of their nest building there are literally hundreds of Wood stork nests being built. The first Wood stork chicks to hatch usually arrive toward the end of March.

The Wood stork males deliver the large sticks and twigs and bring food to feed the voracious nestlings. Both parents are extremely protective and can be quite aggressive if they feel threatened by other Herons and Egrets and even other Wood storks.

There are many species of Ducks, Moorhens and Purple Gallinules who once hatched, immediately swim with their Mothers and are taught how to feed off the marsh plants and insects.

This “created” water refuge has become one of the largest rookeries in Florida. It is worth the journey north to Palm Beach County to witness this wonder of nature.



# Community Matters: Navigating Budget

## Discussions and Enhancing Engagement in Hollybrook



Dear Ms. Holly,

*I was very distressed by the behavior of some of our community members that I observed at the budget meetings. What can we do about this?*

*Sincerely,  
Distressed in Hollybrook*

Dear Distressed,

Ms. Holly also had a case of the vapors after attending the 24/25 Budget workshop meetings leading up to the Board meeting where the 24/25 Budget was adopted. It was very apparent to Ms. Holly that our residents are passionate about Hollybrook and how it is managed. We clearly care deeply and want the best for each other and this community. How we say something, oftentimes, is just as important as what we have to say. To quote Lady Mary Wortley Montagu, “Civility costs nothing and buys everything.”

Giving and receiving feedback is a learned skill; especially when we are talking finances. It can be challenging to manage our feelings when we are frightened about a community budget that will directly affect our personal budgets. It may be hard to trust our Phase Directors whom we may not know and who are making important decisions on our behalf. It may be difficult when we become emotional to be respectful, calm, and, yes, dear reader, even kind. Ms. Holly sincerely hopes that as a community we consider ways we can express ourselves so that we hear not just the anger but also the important thoughts one wants to convey.

Ms. Holly also plans to recommend that Phase Directors meet on a quarterly basis to engage with their constituents. Ms. Holly encourages our readers to get involved. Volunteers are needed in almost every department. Don't just get involved when there is a crisis but make a commitment to attend board meetings on a regular basis. Ms. Holly believes

that Hollybrook is a beautiful community and one where she hopes to continue making friends, writing for the Voice of Hollybrook and to quote a friend continue to “grow not in isolation but in growing a community.”

Be kind and calm,  
Ms. Holly

Dear Ms. Holly,

*Is it true that we are going to be required to purchase a \$400 restaurant card in October?*

*Signed,  
Not that hungry in Hollybrook*

Dear Not that hungry in Hollybrook,

Ms. Holly considers herself somewhat of a gourmand and an epicurean. Thank you for this excellent question. Yes, it is true that Hollybrook residents will have more opportunities to enjoy fine dining at Hollybrook's stellar eating establishment. This is actually a win-win for every resident in the community.

Now, dear readers, you may be thinking that Ms. Holly has succumbed to hysteria, but Ms. Holly assures you, she has not. One of the many benefits of living in a member only community is the many amenities we enjoy. Almost all of our amenities come at a cost. Our Board, Budget Committee, and amazing staff came up with a creative way to cover the loss in the restaurant while at the same time giving our residents some options. This is a direct value-added increase. You will get a direct benefit of wonderful meals. As a resident whether or not you enjoy hitting the links like Ms. Holly, you are helping subsidize the cost of Ms. Holly's game as well as every golfer here. This holds true for the gym, pool, pickle ball court, art room, game rooms, library, etc... that are enjoyed at no cost or low cost to the residents whether you use the amenity or not. You also have the ability with this charge to recoup it by selling your card.

Additionally, it is likely you will have the option of splitting the \$400 on two cards. This will be a convenience for two-member households or keep one card and sell the other. Thus, a win-win for our residents. Ms. Holly did have the pleasure of having lunch at the restaurant recently and enjoyed the food but also the camaraderie that was witnessed as people greeted each other, shared a laugh, and large group celebrating. It warmed Ms. Holly's heart and she can't imagine a time when we would not have a restaurant where people gather as friends and enjoy a great meal.

Bon Appetit,  
Ms. Holly

**ON CALL 24/7**  
**DOCTOR JUNK**  
Commercial & Residential  
FREE ESTIMATES  
EVICTION FORECLOSURE CLEANOUTS  
BUSINESS CLEANOUTS  
**954-644-3296**  
doctorjunkphd@gmail.com

**Junk Removal**  
Bonded & Insured  
WE REMOVE:  
• CONSTRUCTION & TREES DEBRIS  
• FURNITURE  
• APPLIANCES  
• GARAGE CLEANOUTS  
• LIGHT DEMOLITION  
• DUMPSTER RENTALS  
• BOBCAT / GRAPPLE TRUCK SERVICES  
& MORE!  
954 644 3296  
www.doctorjunkfl.com

## Postcards From Elsewhere

### *A Journey Through South Africa: Highlights and Reflections*

Story and Photos by Judy Thomas

I recently embarked upon a 14-day adventure through the vibrant landscapes and diverse cultures of South Africa. From the majestic Victoria Falls to the historic sites of Cape Town, each day was full of new discoveries and unforgettable experiences.



As the second largest continent, Africa encompasses about one-fifth of the world's land area. From the equator, it extends roughly the same

distance north as it does south, offering a vast array of natural wonders and cultural treasures to explore.

For me, South Africa holds a special place in my heart. This was my third visit to this picturesque country, and each trip has offered a unique cultural experience. On this journey, I had the opportunity to delve deeper into the local culture, even acquiring my own African name – Thandeka, meaning "beloved" or "lovely lady" in the Zulu language.

The adventure began with a visit to the Cape of Good Hope, situated at the southernmost tip of South Africa's Cape Peninsula. The breathtaking views and dramatic cliffs made it a must-see destination. Nearby, Cape Point captivated me with its rugged beauty and the challenge of ascending the New Cape Point Lighthouse, offering panoramic views of the surrounding landscape.



Next, I found myself mesmerized by the awe-inspiring Victoria Falls, located on the border between Zambia and Zimbabwe. With a width of over 5,600 feet, it's one of the world's largest waterfalls. Exploring the different viewing points, each offering unique perspectives and varying levels of mist, was a truly immersive experience. Donning a raincoat and nonskid shoes, I braved the slippery paths to capture the falls in all their majestic glory. A helicopter ride over the falls provided a bird's-eye view of this natural wonder, leaving me breathless with wonder.

In Cape Town, a modern port city surrounded by nature, I immersed myself in the local culture. An evening of live performances at a Traditional African Dinner Experience, complete with bongo drumming, offered a glimpse into the vibrant rhythm of African music. And of course, no visit to Cape Town would be complete without a journey to Robben Island, where

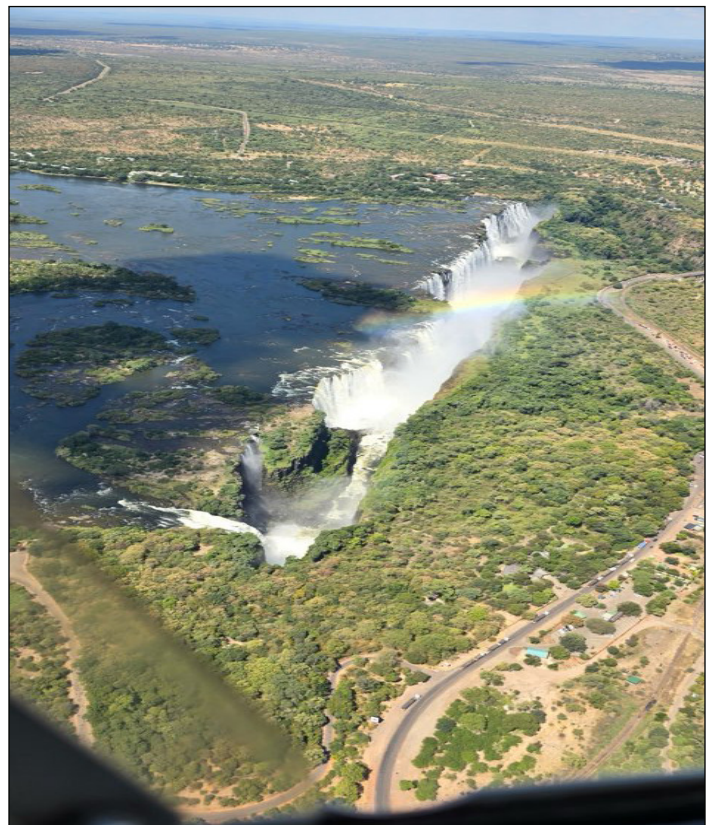
Nelson Mandela was imprisoned for 18 years. Standing in Mandela's former cell was a poignant reminder of his enduring legacy and the struggles faced during the apartheid era.

Touring Soweto, I glimpsed into the heart of South Africa's history, passing by landmarks like Desmond Tutu's former residence and the Apartheid Museum. The museum's exhibits, featuring videos, photos, and original artifacts, provided a sobering reminder of the injustices of the past and the resilience of the human spirit.

As I stood before the magnificent statue of Nelson Mandela in Nelson Mandela Square, I couldn't help but reflect on his profound impact on the world. His fight for equality resonates not only in South Africa but also echoes the struggles of the Civil Rights Movement led by figures like Martin Luther King Jr.



In conclusion, my third trip to South Africa was nothing short of extraordinary. From the panoramic landscapes to the rich cultural heritage, every moment was a testament to the beauty and resilience of this remarkable country. I highly recommend embarking on your own South African adventure – you won't be disappointed.



# Green Beginnings:

## Top 5 Houseplants for Beginners in South Florida

By Mireya Alfonso

South Florida's warm and humid climate offers the perfect environment for nurturing lush indoor greenery. Whether you're a novice plant parent or a seasoned gardener looking to expand your indoor oasis, selecting the right houseplants can make all the difference. Here are the top five houseplants for beginners in South Florida:

### Snake Plant (*Sansevieria Trifasciata*):



Known for its resilience and air-purifying properties, the Snake Plant is an ideal choice for beginners. Its striking sword-shaped leaves thrive in a variety of light conditions, making it adaptable to different indoor environments. The Snake Plant can tolerate periods of low water and humidity, making it a low-maintenance addition to any home. I especially recommend this

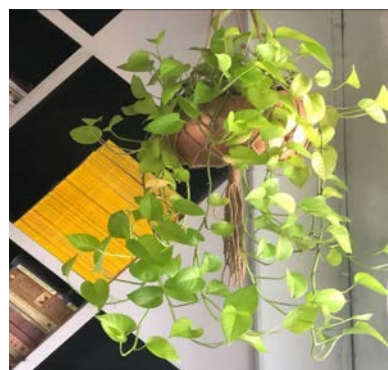
plant for people who travel as it does not require frequent watering. There are also several varieties, which provides options.

### ZZ Plant (*Zamioculcas Zamiifolia*):

The ZZ Plant is another hardy option for beginners, requiring minimal care and attention. Its glossy, dark green foliage adds a touch of elegance to any space, while its ability to tolerate low light conditions and makes it well-suited for indoor environments with limited sunlight. In South Florida's balmy climate, the ZZ Plant can thrive indoors as well as outdoors on a porch or patio, adding a pop of greenery to your home year-round. Looking for a statement plant? The ZZ 'Raven', seen here, has leaves that emerge in a lime green color and slowly mature to glossy black.



### Pothos (*Epipremnum Aureum*):



With its cascading vines and heart-shaped leaves, the Pothos plant is a popular choice for beginner plant enthusiasts. Pothos plants are renowned for their ability to purify indoor air. In South Florida, where humidity levels are higher, Pothos plants can flourish indoors or out-

doors with minimal care, adding a touch of natural beauty to any room. There are several varieties of pothos, the most common being 'golden' pothos with leaves that have mottled shades of green and gold. Featured here is the 'Neon' Pothos. These make a beautiful hanging plant and are pretty forgiving if you forget a watering! They will droop to let you know they are 'thirsty' and perk right back up after watering.

### Ficus Tineke (*Ficus Elastica Tineke*):



Featuring stunning variegated foliage with shades of green, white, and pink, the Ficus Tineke adds a vibrant touch to any indoor or patio space. This variety of rubber plant is known for its easy care requirements and tolerance to indoor conditions. In South Florida's tropical climate, Ficus Tineke

thrives outdoors but does well indoors with bright light and regular watering, making it a perfect choice for beginners seeking a stylish and low-maintenance houseplant.

### Monstera Deliciosa:

With its iconic Swiss cheese-like leaves, the Monstera Deliciosa is a statement piece for any indoor jungle. This tropical plant thrives in bright light and enjoys higher humidity levels, making it well-suited for South Florida's climate. This is a great plant to have in a screened patio or by a large window. While it may require a bit more space to grow due to its large leaves, the Monstera Deliciosa is relatively low-maintenance, adding a touch of tropical beauty to your home.



Selecting the right houseplants is essential for creating a thriving indoor garden in South Florida. By choosing low-maintenance plants like the Snake Plant, ZZ Plant, Pothos, Ficus Tineke, and Monstera Deliciosa, novice plant parents can enjoy the beauty of indoor greenery without the stress of high maintenance. With proper care and attention, these five houseplants are sure to flourish and bring joy to your home for years to come.

*Photos courtesy of Mireya Alfonso, plants featured from her personal collection.*

# Hollybrook Golf and Tennis Club's Successful Golf Fundraiser: Community Spirit and Generosity Shine

By Mireya Alfonso

On Sunday, March 17, the Hollybrook Golf and Tennis Club hosted a memorable Golf Fundraiser that not only raised significant funds but also brought the community together in a day of camaraderie and sport. The event, a double shotgun tournament with starts at 7:30a.m. and 12:30p.m., saw a total of 288 players hitting the course, each eager to contribute to back to the community.

With the weather favoring outdoor activities, participants enjoyed the picturesque scenery of the golf course under clear, sunny skies with temperatures ranging from the low to mid-70s. But beyond the allure of golf, the event offered a multitude of activities and attractions for attendees to engage with.



The centerpiece of the fundraiser was the delicious Fundraiser Lunch held at the club's restaurant, featuring a delectable menu of St. Patrick's Day favorites, including traditional offerings like corned beef and cabbage. Attendees savored the culinary delights while socializing and networking, further fostering the sense of community that the event aimed to cultivate.

However, the excitement didn't end there. Raffle tickets were sold throughout the day, offering participants the chance to win an array of enticing prizes. Among the highlights was a raffle for a coveted Cleveland golf bag with clubs, which found its lucky winner in Rosalie Labate. Additionally, Virginia Webber struck luck with the 50/50 Raffle, claiming her share of the winnings. The general raffle boasted an impressive lineup of prizes, ranging from a state-of-the-art 65" TV to rounds of golf at prestigious courses like Pembroke Lakes Golf Course, along with numerous gift cards and other coveted items.

The success of the fundraiser was not merely measured in dollars but in the generosity and support of the community. Comparing it to the previous event held in October 2023, which raised approximately \$10,000 for the Playhouse, this March's fundraiser exceeded expectations, garnering \$12,075.09 in funds. These proceeds will be dedicated to sup-



porting the Hollybrook Playhouse, which is the heart and hub of community events.

Key to the event's success was the generous support of Title Sponsor, Fision/Hotwire Communications, whose contribution played a pivotal role in making the fundraiser a reality. Their commitment to community engagement and philanthropy set a shining example for others to follow.



While the primary objective of the Golf Fundraiser was to raise funds for a worthy cause, equally important was the opportunity it provided to unite the community in a shared purpose.



As participants teed off, swapped stories, and celebrated each other's victories, it became evident

that the event had achieved its dual goals of fundraising and community building with resounding success.

The Hollybrook Golf and Tennis Club's Golf Fundraiser stood as a testament to the power of collective effort and goodwill. Through the generosity of sponsors, the participation of players, and the dedication of volunteers, the event not only raised essential funds but also strengthened the bonds that unite the community. As the sun set on a day filled with laughter, camaraderie, and generosity, it left an indelible mark on the hearts and minds of all who attended, reminding them of the profound impact that can be achieved when a community comes together for a common cause.







# TRADERMAN

We buy Antiques & Collectibles:

Antique Furniture

Silver

Jewelry

Rugs

Paintings

Glassware

China

**We make house calls  
1 item or entire estate**

Instant Cash  
Immediate Removal

**Call**

**954.439.2977**



Clip and save the Board approved November 2023 - April 2024 schedules for Saturday League Tournaments, and HWGA and HMGA golf.

\*Saturday League Tournament tee times for January, February, and March tee times begin at 1 p.m.

| HWGA Schedule<br>(Thursdays) |
|------------------------------|
| April 4                      |

| HMGA Schedule<br>(Mondays) |
|----------------------------|
| April 1                    |
| April 8                    |

## Tee Time Bookings and the Chelsea Lottery System

The Chelsea Lottery System goes into effect on November 1, 2023 and lasts until April 15, 2024.

*Here are some things to know:*

- 10 days in advance – the Chelsea lottery opens and individuals and couples can make a request for a tee time
- 5 days in advance – the lottery will populate the tee sheet.
- 4 days in advance – Members can add guests based on availability.
- 3 days in advance – Members can add multiple groups of guests based on availability.
- 2 days in advance – Non-members and third-party booking agents may book tee times based on availability

Nine-hole tee times are available off of the back nine (7) days a week from 7:00am – 8:24am.

Nine-hole tee times are also available after 3:00pm.

**Please note that a nine-hole round is exactly that, nine holes. Golfers are not permitted to pay for nine holes and play as many holes as they can. This will be strictly enforced.**



**Domino Games**  
Monday thru Saturday, 2 - 5 p.m.  
Room 209, Rec Building.

**Ladies:**  
If you're interested in playing Dominos on Saturday mornings contact Dionne at 516-361-4517.

## Srixon/Cleveland and XXIO Golf Demo Days

Our beautiful driving range is usually pretty busy on Demo Days! What is a Demo Day?? That's a day when you can check out new golfing gear from our Pro Shop vendors, like Srixon, Cleveland and XXIO. These are a wonderful opportunity to try out their clubs before investing in a new set. Notice of Demo Days is sent out by email to Hollybrook residents. Keep an eye out for the next Demo Day, which should happen sometime in early summer!  
*Photos by Mireya Alfonso.*



## Hollybrook Women's Golf Celebrates as Tournament Comes to Close

### Closing Tournament Winners:



Winners: Collete Dubois' Team



Diane Girad's Team



Lucie Rathe's Team



Nathalie Chasse's Team



Louise Harvey's Team



Sophie Gagne's Team



Carole Biron's Team



Guylene Boulanger's Team



Micheline Leclerc's Team



Guiylène Barber's Team

### Winter League Winners:



Sandra England's Team



Colette Dubois' Team



Andree Shink's Team



Sylvie Therrien's Team

## Power Lady's League Swing into a Winter Season's Finish

by Sylvie Chavanal

On March 13, the Power lady's hosted their pickleball tournament where 36 ladies competed in three categories. Here are the winners:



Winners A: Christine Paquet and Paule Bizier



Winners B: Elaine Duffy and Colette Daoust



Winners C: Andree Lepine and Micheline Lanthier



The One That's Most Improved: Micheline Lanthier



The Best Team Spirit: Christine Charest and Odette Dupont



The Recruit of the Year: Annick Lafontaine and Marie-Helene Robert



The Most Available to Help: Jeannine Dufout  
Thank you for this wonderful season with all the Power Lady's and see you next season!



## Celebrating Success: Hollybrook's Thrilling Two Day Pickleball Tournament

by Gilles Voyer

What a great success! Our two day Winter Season Tournament, held on March 8th and 9th, brought together 56 pickleball players from Hollybrook. Each with varying skill levels, all players brought their best to the games and a lot of fun was had by all who participated. The organizing committee was led by Stephane Aubut and Yve s Martin and they ensured that everything ran smoothly each day and that all players were happy. Lucky for all, the weather was the perfect sunny, South Florida winter weather our resident snowbirds love! Following the tournament a festive and lively lunch was hosted by the Restaurant at Hollybrook in the Social Hall. Everyone gathered to celebrate an amazing tournament. Trophies were handed out to all the winners! Here are the winners of the tournament:



Following the tournament a festive and lively lunch was hosted by the Restaurant at Hollybrook in the Social Hall. Everyone gathered to celebrate an amazing tournament. Trophies were handed out to all the winners! Here are the winners of the tournament:

### FINAL WINNERS

- |                                                               |                                                                     |
|---------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Women Beginners:</b><br>Carole Marineau<br>Karen Martin    | <b>Mens Intermediates:</b><br>Jacques Brousseau<br>Bruno Laverdière |
| <b>Woman Intermediates:</b><br>Barbara Curry<br>Michèle Masse | <b>Mens Advanced:</b><br>Michel Landry<br>Stéphane Aubut            |
| <b>Women Advanced:</b><br>Joyce Bartels-Daal<br>Cipi Kedom    |                                                                     |

### CONSOLATION WINNERS

- |                                                                       |                                                                  |
|-----------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Women Beginners:</b><br>Suzy Wright (Eric McNeil)<br>Josée Bernier | <b>Mens Intermediates:</b><br>Jean-Noel Chartrand<br>Réal Larose |
| <b>Woman Intermediates:</b><br>Ginette Binda<br>Joy Canavor           | <b>Mens Advanced:</b><br>Brand Mester<br>Yves Martin             |
| <b>Women Advanced:</b><br>Jane Dufour<br>Dawn Chevrier                |                                                                  |

### SENIOR 80+ WINNERS

- |                                                   |                                                     |
|---------------------------------------------------|-----------------------------------------------------|
| <b>1st Place:</b><br>Jean Cusson<br>Tommy Seidita | <b>2nd Place:</b><br>Sam Waldman<br>Jacques Croteau |
|---------------------------------------------------|-----------------------------------------------------|

This has been an amazing winter season for Pickleball at Hollybrook. We are excited for next winter's pickleball season!!!



Photographed above are the participants of the 2-day Winter Season Pickleball Tournament here at Hollybrook! This winter was an especially active one on the Hollybrook Pickleball courts. We reached as many as 292 players on the court this year. As the winter season wraps up, and many residents return north for the summer, rest assured there will still be pickleball action here at Hollybrook. The heat of our Florida summers does not deter our active and dedicated pickleball community at Hollybrook!

# HMGA's Hall of Fame Tournament

The Hollybrook Men's Golf Association held its annual Hall of Fame Tournament on March 25, 2024. The shotgun kicked off at 8:30am on our PGA course and was followed by a lunch in the Playhouse. Lunch was a delicious hot buffet catered by the Restaurant at Hollybrook. Overall, it has been an active season for the HMGA. Here are the winners of the tournament:

**Flight 1:** Montmagny, J-Marc + Cloutier, Jean-Yves

**Flight 2:** St-Amour, Guy + Remillard, Andre

**Flight 3:** Demeo, Michael + Peets, John

**Flight 4:** Larin, Charles + Roy, Jean

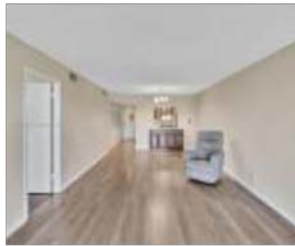
**Flight 5:** White, Peter + McCarty, Kevin

**Flight 6:** Jobin, Michel + Dionne, Francis

**Flight 7:** Galarneau, Louis + Blanchard, Normand



## GORGEOUS 2 + 2 !



*Completely Upgraded*

*Hurricane-Glass Windows and Sliders*

*New Washer/Dryer*

*Fabulous Golf Course View*

*Lots of Built-Ins*

*Building 1 – Convenient to Clubhouse*



Call Lucy Lauren, Beachfront Realty: 954-309-5178

## Pickleball Play

*Rule of the Month*



*The first serve of each side-out is made from the right-hand court*



**Across**

- 1. Gunk
- 5. Packs away
- 10. In a different way
- 14. Letter for Gandalf
- 15. Word with show or artillery
- 16. Function
- 17. Colossal, moviewise
- 18. Skylit lobbies
- 19. Land in the sea, e.g.
- 20. 1711 loser
- 23. T, in physics
- 24. Rebuilt city north of Cologne
- 25. Husband of Fatima
- 28. J.F.K. abbr.
- 30. Searched with intent to steal
- 32. Rouse
- 35. \_\_\_ gin fizz
- 39. Kind of bag
- 40. A sandwich filler
- 41. Ratchet-wheel gizmos
- 43. Iranian money
- 44. Emulates a fence
- 46. In-tray item
- 47. Kind of drink or tale
- 48. Bench-clearing brawls
- 50. Cargo or Botany
- 52. Prefix with school
- 53. Evidence left behind
- 57. Some alley sounds
- 61. Understand clearly
- 64. One with no capacity for veracity
- 66. Curriculum \_\_\_
- 67. Elation
- 68. Author Ferber
- 69. Eleves' place
- 70. Title for Helmut Kohl
- 71. Gangland guns
- 72. Did a 440, e.g.
- 73. Kind of surgeon

|    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  |    | 5  | 6  | 7  | 8  | 9  |    | 10 | 11 | 12 | 13 |
| 14 |    |    |    |    | 15 |    |    |    |    |    | 16 |    |    |    |
| 17 |    |    |    |    | 18 |    |    |    |    |    | 19 |    |    |    |
| 20 |    |    |    | 21 |    |    |    |    |    | 22 |    |    |    |    |
| 23 |    |    |    |    |    | 24 |    |    |    |    |    | 25 | 26 | 27 |
|    |    |    | 28 |    | 29 |    |    | 30 |    | 31 |    |    |    |    |
| 32 | 33 | 34 |    |    | 35 | 36 | 37 | 38 |    | 39 |    |    |    |    |
| 40 |    |    |    |    | 41 |    |    |    | 42 |    | 43 |    |    |    |
| 44 |    |    |    | 45 |    | 46 |    |    |    |    | 47 |    |    |    |
| 48 |    |    |    |    | 49 |    |    | 50 | 51 |    |    |    |    |    |
| 52 |    |    |    | 53 |    | 54 | 55 | 56 |    | 57 |    | 58 | 59 | 60 |
|    |    | 61 | 62 |    |    |    |    |    | 63 |    |    |    |    |    |
| 64 | 65 |    |    |    | 66 |    |    |    |    |    | 67 |    |    |    |
| 68 |    |    |    |    | 69 |    |    |    |    |    | 70 |    |    |    |
| 71 |    |    |    |    | 72 |    |    |    |    |    | 73 |    |    |    |

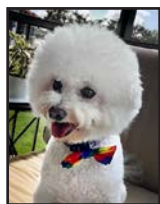
**Down**

- 1. Went on all fours, e.g.
- 2. Madras moola
- 3. Blood measures, e.g.
- 4. Brake
- 5. Part of a white-picket fence
- 6. Keep 90 percent
- 7. Villains of fables and rhymes
- 8. Walpole's group
- 9. Amazed onlooker, e.g.
- 10. \_\_\_ cantabile
- 11. Longing for "the good old days"
- 12. Corner letter?
- 13. Teeny
- 21. Informer
- 22. Arthurian lady
- 26. Kind of eagle or advice
- 27. Pastoral poem
- 29. Egyptian cobra
- 31. Stars in a 1958 flag
- 32. Philatelist's love
- 33. Potato, for one
- 34. Unpolished
- 36. Escape, as from jail
- 37. Be in hock
- 38. Sturdy tree
- 42. Whimper
- 45. Anabaptists, for one
- 49. Broken-glass residue
- 51. Van Druten's "I \_\_\_ Camera"
- 54. City near Syracuse
- 55. Medieval sword
- 56. Flat and tasteless
- 58. Peeping Tom, for one
- 59. Word with any or some
- 60. One cubic meter
- 62. Periods of note
- 63. Thatcher's need
- 64. You can shake it or break it
- 65. Cantor or Lupino

# Fast Eddie's Adventures

## Barking Bichon Heads Up The Executive Branch!

By Ken Schlossberg



Well, the consensus among the dogs of Hollybrook is that the weather this winter season earned its reputation as not so hot – to put it mildly. Bark, bark, bark.

Even the Egyptian geese, that consider the Hollybrook Golf Course their permanent home and jealously occupy the fairways and the greens as if they have permanent ownership, seem to have taken off to friendlier climes.

Not to mention Hollybrook's own Iguana residents who can be seen regularly on the grounds, in the lakes and, how do they do it, asleep high up in the trees. NOT LATELY. Like most lizards and true Floridians they don't like the COLD.

On the other hand, Kenny opened up his latest bill from FPL and practically fainted by how much he had saved from not having the AC running all the time.

"Thank God," he said, "now I can afford to buy more than one orange at a time at Publix."

Then he got his latest update on Hollybrook's long-range maintenance plans and how much more the owners are going

to pony up.

"This keeps up," he said. "I might as well be dressed in dark glasses and leaning on a cane while selling oranges on the corner of Pines and Douglas."

I barked in complete sympathy.

"Thanks, Bud," he said, "I know you'll be beside me with a sign around your neck, 'Help feed a hungry dog'"

Bark, bark, bark.

Kenny and Sophie, how can I put this, are not always on the same page politically.

Sophie has her doubts about Biden's mental status. Kenny thinks Biden brain-dead is better than Trump whose brain seems to short-circuit on more than one occasion.

"Remember, I Claudius on PBS," Kenny says to her. "The Half-Wit Uncle of Nero and Caligula who had a lisp and a limp. Turned out to be to the best Emperor since Augustus."

They both looked to me to cast the deciding vote. Biden or Trump? NO THANKS. BARK! BARK!

"Look," I barked in my most authoritative Bichon fashion, "I'm still waiting for the guy that promises that a senior citizen dog is entitled to Social Security and Medicare. Do you know how much my upkeep costs?"

"We are with you on that one," they replied in unison. "We would love to take you as a deduction."

"Biden's dog is exiled because he bites Secret Service agents," I barked. "And Trump doesn't need a dog because HE BITES ON HIS OWN!"

"I wonder if he is up to date on his Rabies shots?" Kenny asked.

Sophie looked major league annoyed at that shot. They both looked at me, waiting for an answer.

I'm no dummy, I thought to myself. I beat a hasty retreat. Change the subject.

"Listen," I said, "you know the Supreme Court's latest case on voting rights?"

"No," they said.

"Well, some incredible Bichon brought a case saying she should have the right to vote for President because she is as smart or smarter than most people that do vote."

"What happened?" asked Kenny.

"They haven't had the hearing yet."

"Who is representing the Bichon?" asked Sophie.

"Herself. She's a graduate of Harvard Law and the head of the Harvard Law Review. Her name is Colette. She's my sister. She was the smartest one in our litter. None of us could beat her in a barking contest, Paws Down."

Bark, bark, bark.

But things are beginning to warm up, especially things political.

Angie's Pet Spa & Boutique

**32** YEARS OF EXPERIENCE

**FOODS WE CARRY**

- ROYAL CANIN
- EUKANUBA
- STELLA & CHEWY
- ORIJEN
- PRIMAL
- NATURAL BALANCE
- NULO
- SIGNATURE
- EARTH BORN
- INSTINCT
- VICTOR
- TASTE OF WILD
- HEALTH EXTENSION

**Walk Ins Welcome - Appointments Appreciated**

**Se Habla Español**

**954-367-6325**

**9003 Taft Street**

**Pembroke Pines, FL 33024**

On the NW corner of Taft & Douglas

**\$3.00 Off**

**ROYAL CANIN  
EUKANUBA**

With coupon  
Cannot combine

**\$5.00 Off**

**FULL GROOM**

1st Time Customers

With coupon  
Cannot combine

**\$2.00 Off**

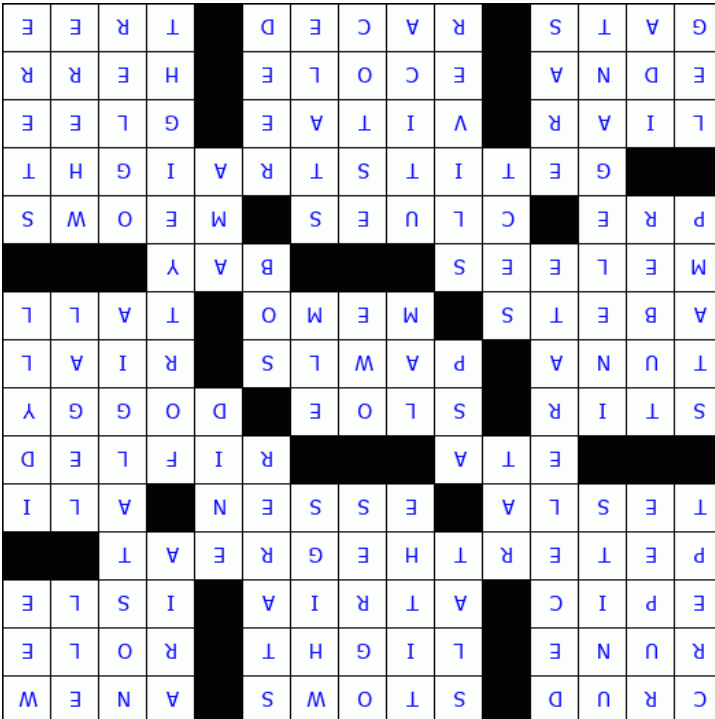
**FULL GROOM**

Valued Customers

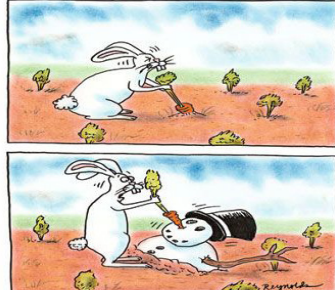
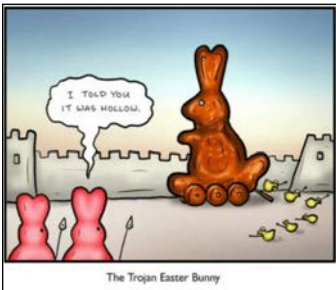
With coupon  
Cannot combine

## HOLLYBROOK ENHANCEMENT ACTIVITIES

**Do you have a great idea for a fun activity and the time to make it happen? Call your Board of Administration with your idea and action plan!**



- Art Class** – Art Class with Noella is back starting on 11/13/23. Mondays, 9am – 12pm in the Art Room at the Rec Center. \$21 per session. Contact Noella Lavoie for more info at (418) 882-5503.
- Billiard League** – Love to play pool in a friendly but competitive setting? The Hollybrook Billiard League meets every Thursday from 6p-10p in the Billiard Room in the Rec Building. Interested in joining? Contact Pierre at (514) 322-3274.
- Bocce Ball, Corn Hole, Horseshoes** – If you are interested in playing fun backyard-style games, make yourself at home at the bocce courts in Phase 6. Equipment is located inside the box. Please, be sure to put everything back when you're finished.
- Book Club** – Love to read? Every month during season the Hollybrook Book meets to discuss a book. A great place to make new friends and expand your library! Next meeting: 3/20/24 at 4:00pm, Room 208A, Rec Building. Contact Dorothy Aaron at [Dorothy.aaron@sympatico.ca](mailto:Dorothy.aaron@sympatico.ca) for more information
- Bridge Club** – Bridge Club is back. Every Wednesday, 12:30pm – 4pm, Social Hall, \$5 games
- Disk Golf** – Mini course on the Par 3. You'll see three buckets at holes 1-3. Sign out equipment at the Golf Pro Shop.
- Dominos** - Monday thru Saturday, 2 - 5 p.m.; Men's locker room, first floor. Ladies: if you're interested in playing Dominos on Saturday mornings contact Dionne at 516-361-4517.
- Hollybrook Singles Club** – If you like to play pool, shuffleboard, pickleball, cards, ping pong and more, or just hang out, Call Virginia Falco at 954-638-4094.
- Line Dancing** – Mondays at the Playhouse. 7-8p for beginners. 8-9p for intermediate & advanced. \$4 for 1 hour. \$6 for 2 hours. Contact Lise at [lisegermain866@gmail.com](mailto:lisegermain866@gmail.com) for more info.



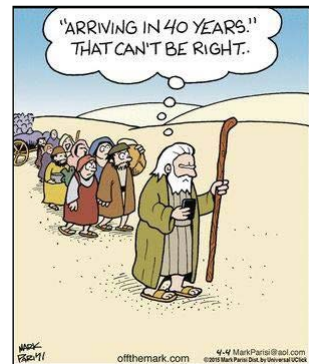
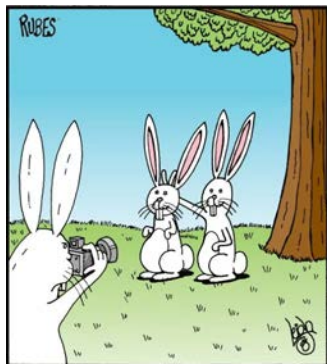
Crabby Road

3-23-20



©Hallmark Licensing, Inc.

Maxine.com



- Pickleball** – Pickleball play 8 a.m. - 10 p.m. Social play in the mornings. Courts are lit every evening for play. Watch for all sorts of winter games and tournaments!
- Poker Night** – Texas Hold'em, tournament style play. Every Tuesday (until mid-April) at 7pm in Rec Building, Room 209A.
- Reiki Meditation** - \$15 per session; Wednesdays; 7 – 8 p.m., Room 208A
- Silver Sneakers Fitness** – Monday, Wednesday, Friday – 9:15 a.m.; All classes in the Social Hall.
- SOJO Singers ARE IN THE HOUSE!** If you sing, play an instrument or both, join SOJO Singers from 2 – 5 p.m. every first and third Saturday in Room 218 – Rec Building. Call Lily 954-450-0801 for details
- Tennis** – Reserve your court time by using the Tennis Reservation System in the resident only private portal. For more info contact Marie Doye at (514) 571-4166.
- Watercolor Workshop** Join Art Instructor Gail Dym for an 8 week sequential workshop teaching the basics of watercolor. Class starts January 12, 2024 and meets every Thursday at 1pm in the Art Studio in the Rec Building.

**CENTURY VILLAGE SHOWS - PICK UP AN ORDER SHEET IN THE ADMINISTRATION BUILDING LOBBY** - For information call Joann Liss at 954-560-4780. Hollybrook residents may purchase tickets for \$7 each. If you buy 3 tickets for shows in the same month you will get 1 ticket for another show free! Take advantage of the 3 shows for 4 bargain!

Wed 2/29/2024

## Things to Celebrate in April

- April 1: April Fools Day
- April 10: Siblings Day
- April 12: National Grilled Cheese Sandwich Day
- April 13: International Plant Appreciation Day
- April 14: International Moment of Laughter Day
- April 20: Husband Appreciation Day
- April 22: First Day of Passover
- April 22: Earth Day
- April 23: World Book Day
- April 24: Stop Food Waste Day
- April 26: National Pretzel Day
- April 30: International Dance Day



## BROWARD 211 4 Seniors

*Are you 60  
years or older?*

*Live alone in  
Broward County?*

Get **TOUCHLINE** for a **FREE** check-in call.  
to register visit <http://211-broward.org/senior-touchline>

## REGISTER YOUR PET

AND GET A

# FREE



HOLLYBROOK IDENTIFICATION TAG! CALL ANIMAL  
REGULATIONS AT 954-431-0600 EXT 227 OR PICK UP  
A REGISTRATION FORM AT FRONT DESK

## We Care Committee

We collect walkers, raised toilet seats,  
canes, and more mobility equipment  
to help Hollybrook folks in need.

**Call Harvey Munk - 305-298-3008**

## Family Care Nurse Registry, Inc.

*We provide Home Care Services:*

Live Ins · Personal Care · Companions & Other Services, Just Ask

6151 Miramar Pkwy., Ste. 125, Miramar, FL 33023

Phone: 954-322-6237 · Monday thru Friday 9:00 a.m.-5:00 p.m.

After 5:00 p.m. Weekends Call 305-469-2855

License NR-30211075

FREE ESTIMATES

## PINES VERTICAL BLINDS & INTERIORS, INC.

DISCOUNT PRICES ON Vertical Blinds - Mini Blinds  
Wood Blinds - Pleated Shades - Carpets - Tiles - Etc.



**PATSY**

6326 Pembroke Rd., Unit West B  
Hollywood, FL 33023

Tel. **(954) 965-7244** · **(305) 625-7373**

Fax **(954) 322-0355**



**FOR SALE** - Renovated 2 bd/ 2 bath in Building 60. Paid Rec Lease. Totally furnished, just move in and play golf. Easy in and out of complex. Available at the end of March. Please contact Barry 954-435-2282

**CONDO FOR RENT** - 2 bdrm, 2 bath. Lake and swimming pool view. Totally updated. Monthly \$3000. Ideally 5 months minimum 4. Contact Donna 917-373-2577 or dpieretti00@aol.com.

**(2) SEPERATE CONDOS FOR RENT** - 2 Bedroom, 2 Bathroom units. Water-views. Renovated. All Utilities and Comcast included. Total contract in place for appliances. Please contact Russ or Glen for details at rgcanam@gmail.com.

**CONDO FOR RENT** - Phase 5, Building 31, #210. Corner Unit, 1 Bedroom Convertible. 2 Baths. Can be converted to 2/2 easily. Golf course views. Monthly \$1650. Call Tini at 305-904-3761.

**CONDO FOR SALE** - Phase 1, Building 7, #308. Super view on 18th hole PGA golf course, completely furnished 2 Bedroom, 2 Baths. For more details: in english call Sylvie at 418-575-2221 or in french call Jules at 819-843-7814.

**POKER Night**

Interested in playing tournament style poker? Join us for an evening of friendly gaming and great company. We will be playing EVERY Tuesday through April 1, 2024.

**EVERY TUESDAY**

7:00 PM | Room 209A, Rec Building

Contact Italo DeMeo for more information at 905-934-3827

# Hollybrook Bus Schedule

## March 2024

Pick-up Route: Phase 2-1-5-3-4-6-Towers

*Broward Meat & Fish Company*

Monday - Thursday - Saturday

Drop off - 10:00 am

Pickup - 11:15 am

*Publix, Dollar Tree, Einstein Bagels, and Denny's Restaurant ONLY:*

Monday - Tuesday - Thursday - Friday - Saturday

### AM Route

Pickup - Hollybrook 9:30 am

Drop off - Publix/Dollar Tree 10:00 am

Pickup - Publix/Dollar Tree 11:30 am

### PM Route (Includes Broward Library at Broward College)

Pickup - Hollybrook 1:00 pm

Drop off - Publix/Dollar Tree/Library 1:30 pm

Pickup - Publix/Dollar Tree/Library 3:00 pm

### Wednesdays ONLY: Pembroke Lakes Mall, Super Walmart, Sedanos, Pembroke Pines Carl Shecter Community Center (Senior Center)

Pickup - Hollybrook 9:30 am

Drop off - Senior Center 9:45 am

Drop off - Sedanos 9:55 am

Drop off - Pembroke Lakes Mall 10:00 am

Drop off - Super Walmart 10:15 am

Pickup - Senior Center 1:15 pm

Pickup - Sedanos 11:00 am

Pickup - Pembroke Lakes Mall 1:00 pm

pm



## Having Trouble with Hollybrook Washers or Dryers?

### PLEASE

**1. Place the "out of order" sign visibly on the machine.**  
(Sign is on the side of the washing machine in each laundry room)

**2. Call Maintenance at  
954-433-1700**

The sign will be removed from the machine as soon as the technician repairs it. The tech will return the sign, blankside up, to the side of the machine.

**Thank you!!**

**ALL PICKUP AND DROP OFF TIMES ARE APPROXIMATE**

Have a question? Need to vent?  
Want to comment?  
Or share good news?

### Write a Letter to the Editor!

Inappropriate language may be edited from the letter.  
Letters are subject to panel approval.  
Send to  
[Communications@hollybrook.com](mailto:Communications@hollybrook.com)

**PLEASE  
PATRONIZE  
OUR  
ADVERTISERS**

### Rule 10.2 - Pets and Animals

All persons are prohibited from feeding or giving food or shelter to any stray animal or waterfowl.

*(You may be fined)*



Send me a hard copy of the Voice of Hollybrook for the following months:

- January
- February
- March
- April
- May
- June
- July/August
- September
- October
- November
- December

\*Mailing fee \$2.50 per issue, Canada \$3.50

Enclosed find \$ \_\_\_\_\_

Cash \_\_\_\_\_

Check \_\_\_\_\_

Name (Please print) \_\_\_\_\_

Address (Include apt #) \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ ZIP \_\_\_\_\_

# Community Safety & Health Initiative

**DATE:** April 16, 2024 from 10 a.m. - 1 p.m.

**LOCATION:** Hollybrook Playhouse

## TOPICS:

- Fall Prevention and Education
- Proactive Healthcare
- General Physical Fitness

**Light Snacks and Refreshments!**

**RSVP to:**

**Carol Mazza**

**954.431.0600, Ext. 234**



Hollybrook Golf & Tennis Club Condominium Inc., Pembroke Pines Fire Department, and Memorial Healthcare have formed a partnership aimed to promote safety and health within the community.



SAVE THE DATE



**Time To Party!!!**

**PATIO GRILL AT HOLLYBROOK**

**LIVE MUSIC . DANCING . FOOD**

**May  
5th**

**Details**

**4pm -  
8pm**

**Coming Soon**

