

THE VOICE
OF HOLLYBROOK
August 2023
No. 155





Je parle Français!

Nathalie Lessard, P.A.



YOU DESERVE MY TOP AGENT EXPERTISE!
PURCHASE AND / OR SALE OF REAL ESTATE
FLORIDA RESIDENT FOR OVER 30 YEARS.

PUT MY SUCCESS AND MY VARIOUS STRATEGIES TO YOUR ADVANTAGE:

- ✓ UNPARALLELED NEGOTIATING SKILLS
- ✓ MARKETING SYSTEM PROVIDING EXCELLENT RESULTS

SALE OF YOUR PROPERTY GUARANTEED!

954 261 7163

Southflorida2012@gmail.com

www.NathalieLessard.com



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

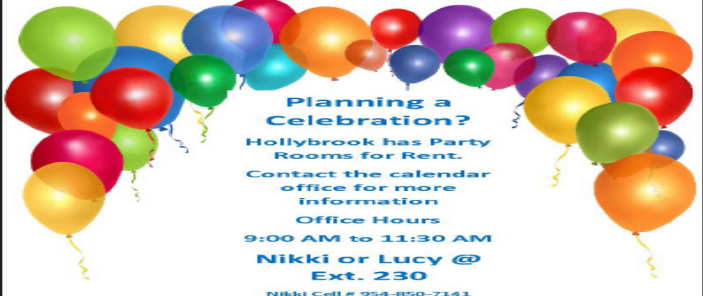
- Certified Nurse Assistants
- Home Health Aides
- RNs & LPNs Available
- Family Owned & Operated
Nancy Nadel
Bonnie Alleman

954-432-6552




Providing Quality Home Care Services

Cover Photo by Mark Favus: When Woodstorks leave Hollybrook in December where do they go? They leave to mate at Wakodahatchee Wetlands (photo shot there in February). They and their gorgeous offspring return to Hollybrook like clockwork in June/July.



Planning a Celebration?
 Hollybrook has Party Rooms for Rent.
 Contact the calendar office for more information
 Office Hours
 9:00 AM to 11:30 AM
 Nikki or Lucy @ Ext. 230
 Nikki Cell # 954-850-7141



GMC1
 Cleaning Services

20 Years Experience
 Efficient | Reliable | Professional
 Good Reference

FREE Estimates | Se Habla Espanol
 954-939-1997
 cmccleaningserv@gmail.com

A Week in the Hollybrook Leadership Life

The last few days of July found us in the middle of numerous projects that are intended to make Hollybrook a better place to live. Here's an idea of what moving forward looks like during an average week in Hollybrook:

- The Landscape Committee, along with our Head of Landscaping Michael Donovan and the entire landscape crew, are in the middle of finishing projects all over Hollybrook. However, an issue that we face with landscaping is that it doesn't look pretty or even good until the work is finished. Patience is a virtue that my wife can tell anyone I lack. When I see what the landscape looks like when it is ripped up, and I know what the plans are, I can imagine that it will be beautiful when done.
- We are in phase two of the 40-year certification two-phase process. We are now waiting for information regarding financing for that project so we may move forward to interview individual contractors so there is no miscommunication regarding the protection of our property. The contractors come highly recommended, so we are confident that the problems that occurred at buildings 50 and 51 will not happen again.
- Our annual audit is underway and will be completed within two weeks. The auditors met with our General Manager Eric Wheeler and several of the officers. We are fortunate to be using this particular auditor because they are fully aware of how Hollybrook works. Controller Alex Ivanaskas and his team are ready to provide anything the auditor needs.
- The Reserve Study will hopefully get started soon, and then we can begin to determine how much we will need by the end of 2024 to satisfy the State of Florida's SB 4D. There has been another bill, SB 154, that helps clear up a lot of confusion, but unfortunately at this time, it does not change the deadline date. We are reaching out to our local representatives to gain their support in changing this mess into something that we can work on as we move forward.
- We will soon review the proposals for our general landscaping contract which is up for renewal on August 1. At this writing, we believe that four companies present themselves as potentially strong candidates. Eric will reach out to each company to make sure that the scope of work is understood. I have a strong belief that we'll be very satisfied with the company that we end up taking to the Board for approval.
- We will tent the entire recreation building and play-



house for termites. This will be a three- or four-day process that will not interfere with our summer bingo and entertainment schedules but will interfere with clubs or groups that meet in the Recreation Building during the time of tenting. We will figure out how to keep the golf course and the restaurant operational. Contract proposals are being reviewed and the recommended company will be brought to the Board for approval.

About the restaurant, I've been speaking with several people regarding the changes that have thus far been made to the restaurant. My promise to have food preparation seven days a week has been hard to fulfill. Balancing the hours of operation with the availability of staff has been difficult. Restaurant Manager Michael Fishman has been trying many different combinations. Offering more operating hours requires a certain number of staff members. The BBQ, also called the ProShop Grill, requires fewer staff members than the dining room demands.

Please give the restaurant a chance. Hours that the restaurant are open are posted on www.hollybrook.com, on the bulletin board above your mailboxes, bulletin boards throughout the property and on the front door of the restaurant. We want you to enjoy dining in the restaurant or trying some of the best hamburgers I have had at the ProShop Grill. The restaurant will deliver anything you want from either the restaurant or the grill. Breakfast will be served anytime the restaurant is open, even from the grill on Saturdays and Sundays.

I hope you all know by now that our goal is to keep everyone at Hollybrook as informed as possible.

We will keep everyone abreast of all changes and costs involved to accomplish those changes. We are facing some very serious decision making in coming months regarding our ability to pay for all required construction. Please be aware that it is no longer a matter of if, it's a matter of when.

WHAT'S INSIDE	
FROM THE PRESIDENT	3
HOLLYBROOK SALES	4
LETTER TO THE EDITOR	5
FINANCIAL SECRETARY'S REPORT	8
RECORDING SECRETARY MINUTES	9
CITY & COUNTY	13
HURRICANE INFORMATION	20-21
50TH ANNIVERSARY	24
NEWS & FEATURES	10-29
FUN STUFF	31-33
SPORTS	34-36
CLASSIFIEDS	37
BUS SCHEDULE	38

July Finances On Budget



Welcome to the summer of 2023 — record heat, steady heavy rains, and hot and humid days and nights. South Florida is breaking records every day. I am planning on starting a movement to honor the individuals who invented air conditioning systems; they should be entitled to a national holiday. The good news is that we are on budget; our operational budget analysis for July 2023 reflects our expenditures at 26.13% of the yearly budget.

As of this writing, the annual audit conducted by our accounting firm, Arty, Cohn & Feuer, CPAs is in progress. Controller Alex Ivanaskas is working with them in developing all the accounting reports needed to complete the audit. Once the audit is completed it will be presented at a Board of Administration meeting and copies of the audit will be available to all residents.

General Manager Eric Wheeler and Controller Alex Ivanaskas are in contact with reserve study agencies and are awaiting scheduling and timeframes to start the program. A reserve study will establish the estimated amounts of money we need

to put into the legislatively mandated fully funded reserves as well as the balance of our standard reserves. The reserve study evaluates Hollybrook's assets and estimates replacement values on each item over a span of years directly related to the use and/or lifespan of the asset. This all sounds complicated, but we have used this type of service several times in past years, and we rely on the experts to establish adequate reserves so we are in compliance with statutory mandates in addition to protecting the interests and assets of our residents.

At a future Board of Administration meeting, we will present a bid package with respect to the 40/50 year inspection for repairs to Buildings 52, 42, 9, and 31. Our engineering consultant has provided each potential vendor with a detailed scope of work protocol. All specifications were defined, checklists put in place, and inspections by the engineers and our project supervisor were scheduled as they are required to ensure the work is performed per the scope of work protocol. Funding for the project is being developed and we are all committed to exploring

Treasurer's Message - Continued on page 18

Board Members

HOLLYBROOK OFFICERS

MICHAEL EATON
President

ANDREW INGRAM
Vice President

ROSALIE LABATE
Treasurer

JONI ESSER-STUART
Financial Secretary

ELAINE YOST
Recording Secretary

PHASE DIRECTORS

Phase 1 -

SHELLEY GOLDGUT
CONNIE MASON
CLAUDE-ANDRE LACHANCE

Phase 2 -

REINE FORTIER
SUSAN GALLETTA
ALI MUNJU

Phase 3 -

BARBARA DONAWA
JOSEPH GREELEY
CURTIS RICE

Phase 4 -

LOUISE BERGERON
MYRA MARKOWSKI
DEBBIE MCCALL

Phase 5 -

HANK KOCH
CARL MACK
VIRGINIA WEBBER

Phase 6 -

WILLIAM BRITTAIN
CARMEN DIPUGLIA
BRADLEY MISLOVE

Towers -

EUGENE SANABRIA
PAUL TRIPODI

Hollybrook Sales

Unit Sales
for
June



Everyone wants to live here!

BLDG/APT	SELLER - BUYER	BD/RM	PRICE
08-310	Strong to Seidler	2	\$192,500.00
09-107	Whitaker to Montano	2	\$160,000.00
18-308	Lo Preto to Bessette	2	\$180,000.00
19-106	Bessette to Moore	1	\$179,800.00
20-106	Montezuma to Castellon	1	\$157,000.00
28-108	Buffenbarger to Farah	2	\$140,000.00
28-301	McCarthy to Hernandez	2	\$118,000.00
34-108	Cascade to Rice	2	\$135,000.00
38-303	Urquiza to Wilson	2	\$279,800.00
54-203	McNeil to Walker	2	\$235,000.00
61-208	Savard to Pasqualetto	2	\$192,500.00
62-104	Tuller to Barone	2	\$205,000.00
64-310	Coley to Rivera	2	\$197,000.00
70-610	Guzman to Carrero	1	\$150,000.00
70-620	Hernandez to Ghelman	1	\$145,000.00

New Fiscal Year on Point

*Vice President's Message
From the desk of Andy Ingram*



Andy is away from the office but texted a list of projects that he, as Vice President of Hollybrook and chair of the Director's Forum, is following remotely.

- New roofing is underway at the Administration Building and Gate A
- New air handlers for The Hollybrook Playhouse are being sought and priced

- Changes to current golf tee times are being discussed in hopes of adding more
- All music shows, dances and other activities through the summer have been successful. Thank you to our amazing Entertainment Committee headed by Connie Mason.

If anyone has concerns regarding our contracted services such as Star Lawn, ASI or Total, please send Andy an email to vice-president@hollybrook.com.

Letters to the Editor

Great Praises Delivered for Tech Tuesdays

Learning stuff everyone under 50 already knows

Dear Hollybrook,

I attended the "Tech Tuesday" class this week and was surprised at how helpful it was. Michael, from T.D.M., who taught the class, was able to help both Android and iPhone users maneuver through our phones at the same time.

The attendees ranged from a 95-year-old iPhone user to some of us who consider ourselves somewhat proficient in using technology. At the end of the class, somehow we all left feeling like we had learned something new.

I plan to continue the class and I highly recommend adding it to your schedule. You won't be sorry.

Sincerely,
Nancy Wuerzburger
03-104

Youth Golf Program Extends Great Appreciation

The letter below was sent to Golf Director Bill Friesing by the South Florida Professional Golfers Association Junior Tour for the organizations gratitude for Hollybrook's hosting of the recent youth tournament.

Dear Bill,

On behalf of the South Florida PGA Junior Tour and its membership, I would like to thank you for hosting our SFPGA Prep Tour at Hollybrook Golf & Tennis Club!

You and your staff did a great job in welcoming the SFPGA Junior Tour and we greatly appreciate all the continued support.

Please send along our personal thanks to the rest of your golf staff at Hollybrook Golf & Tennis Club that helped us throughout the weekend. We appreciate all of their help in assisting the players, as well as helping with carts and range setup.

In addition, I would like to thank Walter and the entire maintenance staff for their efforts in preparing the golf course for play.

Bill, we appreciate you allowing us to conduct our SFPGA Prep Tour and we look forward to being back soon. We thank you for your overwhelming support of the South Florida PGA Junior Tour. Thank you for everything.

Sincerely,
Seth Hanrick, Junior Golf Coordinator South Florida PGA Section

Grateful Ed Says 'Thank You'

Dear Hollybrook Friends,

As some of you know, I recently had some medical issues that took everyone by surprise. Please accept my deepest thanks to everyone for your generosity and support. I will make it through this, especially by knowing that you care!

Sincerely,
Edward "Ed" Alexander,
Maintenance Dispatcher



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/IPR-1035





Information

900 Hollybrook Drive,
Pembroke Pines, FL, 33025

Office Phone: 954-431-0600 Ext. 262

Fax: 954-437-2969

Communications@hollybrook.com



STAFF

EILEEN SOLER
Editor in Chief

HANNAH JACKSON
Assistant Editor

LOIS HOLLANDS
Ads/Editorial Asst.

GILLES VOYER
Production Assistant (Winter)

LYDIA ROMERO
Classifieds

JOAN WHITCOMB
Copy Editor

LISE THERRIEN
Gen. Assignment (Winter)

GINI KLAR
Gen. Assignment

MARY OLDIGES
Gen. Assignment

NANCY WUERZBERGER
Gen. Assignment

JUDY THOMAS
Sports Pages Editor

KEN SCHLOSSBERG
Fast Eddie

BILL WHITE
Photographer

LOUISE VIGNEAULT
Health & Fitness

BARBARA SAKSENBERG
This n That

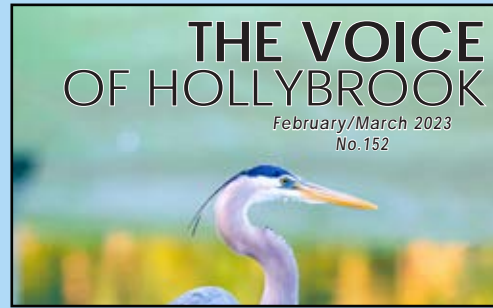
LU SHIFRIN
Recycling Reporter

CONTRIBUTERS

MARK FAVUS

We're looking for YOU!

(to work at The Voice of Hollybrook)



Fun, friendly people only apply.

If you love the good news and enjoy spreading it
around Hollybrook - apply today!

Join the Comms Team. Call ext. 262. Do it. Now.

ADVERTISE IN THE VOICE OF HOLLYBROOK! CALL US FOR SIZES, RATES, PUBLICATIONS DATES AND MORE!

VOH Submission Procedures

To all contributors of articles, photographs and other material for print in the Voice of Hollybrook (VOH):

We must have all articles in our office by the 10th of the month for the following month's VOH. All items and articles are subject to editing, condensing or omission, depending on the space available, at the discretion of the editor.

Please print or type, check the spelling of names and list the telephone number of the writer of the article in case of questions. The following are two excerpts from the Guidelines of the Voice of Hollybrook:

1. The Voice is an in-house paper, specifically for the purpose of publishing factual information, Hollybrook news and items of primary interest to all residents of Hollybrook. The magazine is not for investigative reporting.

2. That all articles by the VOH staff, prior to publication, must be thoroughly screened for accuracy of facts. Subjects should be local and news items should report facts. No advocacy position is to be expressed in any articles.

Neither the Officers, the Editor, nor the Business Manager assume personal responsibility for the ads or articles printed herein.

PLEASE NOTE: The Voice of Hollybrook is not responsible for the performance or products of its advertisers.

AL'S
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



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

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

www.medilifecenter.com

COMPUTER OR PHONE CRISIS?



Desktops • Laptops • Phones

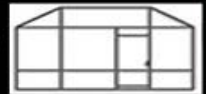
- Connect - Diagnose - Solve
- Microsoft Certified System Engineer
- Email & WiFi Setup and Maintenance
- Microsoft 365 Office Setup
- Virus Contamination/Backup/Recovery
- **Troubleshoot Printers/Scanners/Faxes/Phones**

Quick, Accurate,
Courteous Service Anytime!
FREE ESTIMATES!

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

VJ Network Solutions Microsoft CERTIFIED IT Professional
 phone: 954-892-0023
 email: vjnetworksolutions@gmail.com
www.vinetworksolutions.com

BROWARD SCREEN & WINDOW INC.



954-581-1885

Call today for a free estimate
WE SHOW UP

Screen Repairs-Patio Enclosures Privacy Screen-Acrylic Windows Rescreening-Accordion Shutters Privacy Shutters-Hurricane Panels Impact P.G.T. Windows Window Screens and MORE

Jay Bass

2255 SW 70th Ave.
Davie, FL 33017

Financial Focus: July



Paul and I just returned from our Covid postponed road trip to the north-east and Nova Scotia. The trip had many fun adventures but the best part was seeing family and friends along our route. We were able to visit with many of our Hollybrook friends and explore their northern home communities. The road trip also afforded us a chance to escape the heat wave in Florida and much of the nation.

The heat and the rain undoubtedly negatively impacted the gross income for the golf course. The June income was \$103,484 which was less than the golf income of \$110,742 during May. The Hollybrook golf revenue during the first

quarter of our fiscal year reveals that we reached 19 percent of our projected yearly golf income of \$1,880,000. However, it is interesting to note that the 2023 June revenue was significantly greater than the 2022 June revenue of \$80,010. Unfortunately, the first quarter of 2022 had greater gross income (\$388,509) than the same period of 2023 (\$359,124).

A further analysis of golf course gross income in June reveals that the cart fees from our owners were \$9,782 and an additional \$37,272 came from guest fees. As would be expected during the summer, much of our income comes from outside golfers. Walk-in golfers accounted for \$32,857 of our golf revenue. Our contracts with Golf Now and Canam provided \$11,526. Golf Now revenue was \$8,180 and Canam revenue was \$3,346. Additional sources of golf income were \$5,279 from our military and first responders, driving range fees of \$565 and Par 3 fees were \$3,372. Fortunately, we also had \$2,810 from tournaments and an additional \$19 from other sources.

Alex Ivanaskas also reported that Hollybrook received a check in the amount of \$280,000 for the E-Z-GO golf carts bought by Club Cart. As you recall, the Board of Administration approved a lease agreement for new golf carts (delivered

during the summer) and we sold our used golf carts to Club Cart.

Alex Ivanaskas and Etna Chery are diligently working with me to collect from owners who are in arrears. Thirteen owners are in Collections with Straley and Otto. It should be noted that one of these accounts is due to the recent death of a former Hollybrook resident. Hollybrook is quite fortunate to have a very small number of accounts in collections.

Letters have been sent to 112 unit owners who are in arrears for their quarterly maintenance payments. A few of these accounts will be sent to collections if they fail to send their maintenance payments in a timely manner as specified in their letters.

Direct Withdrawal for Unit Owners

Make Hollybrook payments on time, accurate, worry free

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 2023 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.

Next Quarterly Maintenance Payment for Fiscal Year 2023-2024 Due Oct. 1, 2023

Attention Unit Owners,

For your convenience, please refer to the Maintenance Payment Schedule below for the remainder of budget year 2023-2024. Keep it handy for your reference.

Note that the October payment (highlighted in yellow) includes your restaurant amenity support responsibility. In exchange, you will receive a \$225.00 card redeemable for \$225.00 in food and beverages at the Hollybrook Restaurant.

	Phases 1-5 & Towers	Phase 6
Third Quarter due	\$1,769.00	\$2,131.00
10/01/23	THIS PAYMENT INCLUDES THE \$225.00 RESTAURANT RESPONSIBILITY	
Fourth Quarter Due	\$1,544.00	\$1,906.00
01/01/24		

If you would like to enroll in the easy Automatic Withdrawal Program, please call Etna Chery at ext. 236. You may come to the Administration Building to pick up a form in person or, send an email to Communications@hollybrook.com to have a form sent to you.

Once completed, send the form and a voided check to the attention of Etna Chery, Assistant Controller, in the Administration Building.



REGULAR BOARD OF ADMINISTRATION MEETING MINUTES

Wednesday, June 21, 2023

President Mike Eaton called the meeting to order at 7:31 p.m. on June 21, 2023.

This BOA meeting was conducted live from the Lobby of the Administration Building as well as virtually utilizing the Zoom conferencing platform. The meeting will be broadcast live and repeated on Channel 93.

There were 25 board members present: Bergeron, Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Labate, Lachance, Mack, Markowski, Mason, McCall, Mislove, Munju, Rice, Sanabria, Tripodi, Webber, and Yost; McCall left after Motion D. Also in attendance were Alex Ivanaskas (Comptroller), Bill Friesing (Director of Golf), Shane Laakso (Purchasing Manager), and Querino Paccella (Compliance Director).

Reading of the minutes from the Board Meetings held May 19th and 30th, 2023, was waived by William Brittain and seconded by Rosalie Labate without opposition. Reading of the Treasurer's and the Financial Secretary's Reports were waived by Brad Mislove and seconded by Reine Fortier with opposition from Reine Fortier.

NEW BUSINESS

MOTION A - TO AMEND RULE 11, ARTICLE 6 "Fireworks" OF HOLLYBROOK'S RULES AND REGULATIONS
Carmen DiPuglia made a motion to amend Rule 11, Article 6 of Hollybrook's Rules and Regulations to read as follows:

Firearms, Weaponry, and Fireworks

The discharging of firearms, weaponry, fireworks, or dangerous projectiles with the property is prohibited.

No person is permitted to possess, store, offer, or expose for sale, sell, use, or explode any fireworks or explosives anywhere on the property.

(Words ~~stricken~~ are deletions; words underlined are additions.)

Rosalie Labate seconded the motion.

Florida Statute 790.15 states: Anyone discharging firearms in residential areas of more than one dwelling unit per acre is committing a misdemeanor in the first degree.

Paul Tripodi made a motion to postpone the motion until the next regular meeting. It was seconded by Brad Mislove. A

vote was taken, there were 9 that voted in favor of postponing the motion and 16 (Bergeron, Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Ingram, Labate, Lachance, Mack, Markowski, McCall, Rice, Webber, and Yost) opposed postponing.

A friendly amendment was made to add the verbiage to the rule as follows: except for authorized personnel for pest and vermin control.

A vote was taken, the motion passed unanimously with 25 votes.

MOTION B - TO APPROVE TO SCHEDULE THE JIM McCAMBLY PAR 3 GOLF TOURNAMENTS

Curtis Rice made a motion to approve the Jim McCambly Par3 golf schedule of tournament games for

BoA Meeting Minutes From the desk of Recording Secretary Elaine Yost



2024, held each Friday beginning January 5, 2024, and ending March 22, 2024.

Rosalie Labate seconded the motion.

A vote was taken, the motion passed unanimously with 25 votes.

MOTION C - TO AMEND RULE 12, ARTICLE 2 OF HOLLYBROOK'S RULES AND REGULATIONS

Elaine Yost made a motion to amend Rule 12 "Access to Association Records", Article 2 "Persons Entitled to Inspect or Copy" to read as follows:

2. PERSONS ENTITLED TO INSPECT OR COPY

Every Unit Owner or authorized representative of a Unit Owner, as defined in writing by the Unit owner (hereinafter collectively referred to as "Unit Owner"), shall have the right to inspect or copy the Official Records pursuant to the following rules and Section 718.111 (12)-(e), Florida Statutes, as the same may be amended from time to time.

~~Association Board members needing to access Official Records of the Association shall be exempt from Florida Statutes 718.111 (12) (c) Par. 1. Association Board members shall request any and all Association Records, as permissible by law, in writing, either by hand or electronically transmitted, addressed to the Recording Secretary of the Association. Such documents shall be provided to the Board Member within five (5) working days following the receipt of the request by the Recording Secretary.~~

(Words ~~stricken~~ are deletions; words underlined are additions.)
Joni Esser-Stuart seconded the motion.

Counsel recommended that the rule for board member turn-around time of 5 working days for document requests to abide by Florida Statute 718 of 10 working days.

Claude Lachance made a motion to postpone; Reine Fortier seconded. A vote was taken, there were 24 that voted in favor of postponing the motion and 1 abstention (Mislove). The motion was postponed until the next regular board meeting.

MOTION D - TO LEVY FINES AND SUSPENSIONS FOR NON-COMPLIANCE OF HOLLYBROOK'S GOVERNING DOCUMENTS

Rosalie Labate made a motion that the Board consider and approve the levying of fines and/or suspensions regarding the following acts of non-compliance pertaining to the governing documents of the association and Florida Statute 718.303(3)(a).
Brad Mislove seconded the motion.

DOCKET #	CATEGORY	FINE AMOUNTS	SUSPENSION(S)
303	Renovations	Three (3) fines at \$100 each = \$300	
304	Renovations	Three (3) fines at \$100 each = \$200	
305	Illegal Occupant & Unauthorized Vehicle	One (1) fine of \$100 One (1) fine of \$75 = \$175	
306	Renovations	Eight (8) fines of \$100 = \$800	

There was no objection; all dockets were approved.

Generous Helper Gone Too Soon



Luz Sarita
1964-2023

Luz Sarita was revered as a major asset to the Hollybrook Records Department during her 16 years of volunteer service, and she was practically described as saintly.

“Luz was so kind and patient. She was wonderful and people would wait until they knew she was in the office to come for help,” said Records Manager David Dickinsen.

Sadly, for those who knew and loved her, Luz passed away on June 19, 2023 at age 59, after a courageous battle with cancer. She is survived by her loving husband Alejandro Sarita, daughter Alejandra Harry, sons Alexis Sarita, José Sarita and Alejandro Sarita Jr., daughters-in-law, and her mother. According to Luz’s online obituary, the devoted Jehovah’s Witness also leaves behind countless spiritual brothers and sisters.

“What do you call someone who was amazing, beautiful inside and out, someone who was spiritually minded and loved Jehovah more than they loved themselves . . . someone who was faithful to the end? Some call her mom, Luz, Luma, Abu and even a superhero,” the obituary read.

Born on January 25, 1964 in the Dominican Republic, Luz Aurora Sarita’s life was filled with love that she returned generously and obviously in how she served at Hollybrook. Fluent in Spanish, she was a channel of understanding whenever unit owners who barely spoke English needed help.

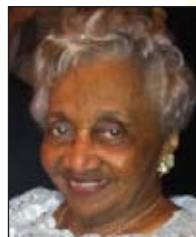
“Luz was an advocate for Spanish speakers. She saved everyone from falling through the cracks,” said Records volunteer Roiann Bruno.

Chief of Security Mike Tirado remembers Luz personally as he was an occasional attendee at the Jehovah Witness Temple in Pembroke Pines and professionally as a Hollybrook employee. Chief Mike said Luz organized the temple’s annual Jesus Memorial held every April at The Hollybrook Playhouse.

“Luz was always so highly respected. She was so loved,” Mike said.

Soon, a memorial brick will be installed at the Hollybrook Memory Garden to honor for Luz’s commitment to helping others.

Wonderful person, beautiful life



Dorothy Hudgins
1921-2023

Dorothy Hudgins, one of Hollybrook’s original unit owners, passed away quietly on Friday, June 30, 2023, at the amazing age of 102.

“She was always smiling, always pleasant and a sweet gentle lady,” said Rosalie Labate, Treasurer.

A past member of the Hollybrook Woman’s Golf Association, Dorothy enjoyed days on the course, especially when female friends from Chicago joined her for tee time. She developed friendships with members of the Caribbean American Club and was known to be a generous hostess at her apartment where she invited neighbors to join her in cocktail social hours. Her favorite drink, according to club President Peggy Belcher, was a martini.

“She was so gracious, welcoming and she loved music,” Peggy said. Dorothy attended several of the club’s annual Dillard (High School) Center for the Arts jazz concerts at The Hollybrook Playhouse.

Dorothy Carroll Hudgins was born to well-to-do Jamaican parents and raised with her sister Vinnette Carroll in Harlem, New York. Vinnette authored the Broadway hit “Your Arms Too Short to Box with God”.

When Dorothy and her husband William moved to Hollybrook in the early 1970s, they were among few people of color among the dominantly Jewish community. The couple came with stature and class. William was a founder of Carver Federal Savings Bank, in New York, the first and now largest black owned bank in the nation. He was president of the bank for 18 years.

Maintenance Checklist Corner

Works in Progress ...

- ✓ Painting Shuffle Board Courts
- ✓ Finish Painting Curbs including Recreation Center and Social Hall throughout Hollybrook
- ✓ Pressure Wash First Floor Catwalks and Bumpers
- ✓ Repair Asphalt Damaged by Owner Oil Spills
- ✓ Replace Building 52 Meter Room Door
- ✓ Replace Rain Leader (gutters)
- ✓ Pressure Wash Recreation Building
- ✓ Cart Barn Lattice Installation and Painting
- ✓ Painting Stripes Throughout Hollybrook

Pending Progress..

- ✓ Towers Waste Line (Sewer Line in A and B)
- ✓ Meter Room Building 3 (waiting for parts)
- ✓ Tenting Recreation Complex for Termites (Board Approval)
- ✓ Recreation, Administration A/C Cleaning
- ✓ Playhouse A/C (unit 1 is out and a new unit needs to be built expect to have by January or February)
- ✓ Gate A Renovation (waiting for roof permit)
- ✓ Building 30 Fire Recall System (temporary operational permit)

Mission Accomplished..

- ✓ Responded and Repaired to 129 Plumbing calls 2023
- ✓ Cart Barn Hooks Completed
- ✓ Phase 1,3,4 Pools: Painted Coping
- ✓ Phase 2 Pool Tiles Replaced
- ✓ Asphalt repairs some completed as Maintenance does continuous repairs in 3 ton increments for asphalt pick-up

Working in maintenance must feel like waiting for Godot. Just like Beckett’s Valdimir and Estogen, maintenance spends a great deal of time waiting. They are waiting for permits, materials, better weather, and managing the inevitable crises that comes with managing a 50 year community.

Voice of Hollybrook will be keeping readers apprised of some of the specific time-limited projects that are on board, on-going projects, and pending ones. Maintenance, under Eric Wheeler’s leadership is committed to keeping track of the expanding what and how they keep track of not only their workload but what gets accomplished. Our maintenance staff works under some challenging conditions so be sure to thank them and let them know how much you appreciate them.

Search for New General Manager an 'Arduous' Task

By Mary Oldiges

Thanks to the unit owner who led Search Committee, the arduous months-long process of recommending a new Hollybrook General Manager to Board Officers ended with the board's unanimous vote, June 21, to hire Eric Wheeler.

Hollybrook received more than 100 resumé from people interested in the job. After review, the search committee concluded that only five of the candidates merited an interview. To proceed, the committee identified five core competencies required to serve as Hollybrook's GM: communication skills, cultural fit, operational expertise, leadership skills, and strategic planning.

"The committee wanted to make sure we developed a process to ensure a fair and impartial evaluation, but at the same time identify someone with the core competencies and skill set to lead and manage Hollybrook," said Search Committee Chair William Brittain. Other committee members were unit owner Isabelle Blain, Financial Secretary Joni Esser-Stuart, and Golf Manager Bill Friesing.

William explained the weighted and impartial interview process: "The behavioral questions were designed to identify what they have done and not what they would do. This gave us the best opportunity to identify a candidate that would successfully perform the job," he said.

Candidates were ranked and weighted for each competency from 15% to 25%. In the next step, the committee members evaluated candidates using a 1, 3, 5, 7, 9 scale for each core competency.

"We averaged the scores to get the overall score for each candidate.

Its' design meant it was unlikely to get above 90%," William said.

Eric's 83% score exceeded the overall average score of 61%. He demonstrated a solid understanding of Florida condominium management and regulations.

"He is a stellar communicator, likeable, process oriented, with solid operational expertise. We are confident he will effectively partner with our board and president to get Hollybrook in the shape it should be," William said.

'Getting to Know You' Closer Look at New GM

By Mary Oldiges

Following a unanimous Board of Administration vote on June 21, Eric Wheeler was invited to serve as Hollybrook's new General Manager and he readily accepted; starting work the next day.

When Eric first heard about an opening for the GM position through one of Hollybrook's vendors, he drove from his home in South Beach straight to Hollybrook. His goal was not to assess possible traffic woes but his proximity to Hollybrook in case of an emergency; Eric needed to know how quickly he could get here. He said it was necessary for him before submitting a resumé because being present and on-site as soon as possible to support staff, volunteers and residents in an emergency is very important. The result? He can be here in 35 minutes, give or take a few minutes.

Highlights of Eric's progressive professional employment and certifications have already been made public through introductory eblasts from both Eric and President Michael Eaton. His 30+ years of experience run the gamut of successful community management and self-development that led to his hiring at Hollybrook.

Eric said his foundational values, work ethic, and interpersonal approach are greatly influenced by his father and his time as a student in the Air Force Academy.

From his father, he learned the importance of empathy and putting yourself in other people's shoes. As a child in New Hampshire, Eric watched his father, a sheet metal worker, manage decisions that had life changing consequences as the industry shifted in time. He learned to be mindful of how others might be affected by his actions.

He credits the Air Force Academy's Code of Conduct: "We will not lie, steal, or cheat, nor tolerate among us anyone who

General Manager - Continued on page 25



The City of Pembroke Pines presents
SYMPHONY OF THE AMERICAS
 Thursday, August 10 | 7-9pm
FREE ADMISSION

Susan B. Katz Theatre of the Performing Arts
 17195 Sheridan Street, Pembroke Pines, FL 33331



HOLLYBROOK #1 REAL ESTATE CHOICE

CONTACT MARTIN TODAY!
954-802-5929
mcohen@AMGfamilyrealty.com



Martin Cohen P.A
Broker / Manager

Martin Cohen, GRI with 31 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

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 IV - CLEAN & FRESH! 2BR/2BA. Across the pool in front & Par 3 golf view in back. Attractive waterproof flooring throughout. Kitchen updated. **NEW FRONT HURRICANE DOOR!** Recreation Lease **PAID IN FULL!** **ENJOY HOLLYBROOK AT ITS BEST!**

PHASE V - SPECTACULAR WIDE WATER VIEW! 1st Floor 2BR/2BA. North/South exposure, tiled flooring throughout, TOTAL Appliance Service Contract. Recreation Lease **PAID IN FULL!** **GREAT OPPORTUNITY! PRICED TO SELL FAST!**

TOWERS PENTHOUSE - SPECTACULAR PGA Golf/Lake/Tennis Views Bright 2BR/2BA. New flooring in living areas. New appliances. **NEW APPLIANCES!** Open kitchen. Steps to Clubhouse. **PERFECT GOLF RETREAT!**

PENDING RENTED

ANNUAL RENTALS

PHASE II - BEAUTIFUL PGA 17TH GREEN & LAKE VIEWS. 2BR/2BA Fully Furnished. MOVE RIGHT IN!

PHASE IV - RELAXING N/S EXPOSURE. Gorgeous wide lake view, 2nd floor, 2BR/2BA Rich laminate flooring throughout. **CLEAN AND COMFORTABLE!**

PHASE VI - OPEN & SPACIOUS, 1,459 SF 2BR/2BA. Washer/Dryer. Wide open Kitchen, wrap around screen patio. **YOU'LL BE PROUD TO CALL THIS HOME!**

Towers 1BR/1.5BA overlooking PGA Golf Course, Lakes, Pools and Tennis. **GOLF IS FREE (Except for carts), Tennis & Pickleball.** Restaurant - all a short walk. **CLEAN & MOVE-IN READY!**

Phase I - BEAUTIFULLY UPDATED! FULL REHAB LIKE NO OTHER! Bright 1st floor, 2BR/2BA CORNER UNIT. Impact Glass Windows (Reduced Electric Bills). **PERFECT!**

SEASONAL RENTALS

PHASE II - 2BR/2BA New Open Kitchen & Bathrooms. Rent includes Assoc. Dues, Water, Basic Cable TV, internet, 1st \$100 Each month for 12 months. 3 months requested. **CLEAN AND READY FOR YOU TO ENJOY HOLLYBROOK!**

**Thank You
Hollybrook**

~

**138 CLOSED
Transaction
Sides**

01/01/2020 – 07/15/2023



APPRECIATION

“You ARE THE BEST. Thank you for communicating with me, even when you had nothing new to report. I can't believe you sold my place before it got listed. AMAZING PROFESSIONAL!”

MMG

EVERY LISTING

PROFESSIONAL

PHOTOGRAPHY!



From Pembroke Pines Mayor Frank C. Ortis

Lazy Summer Days to End

In a few weeks we'll move from lazy days of summer to a new school year. It is a time when motorists should slow down and proceed with caution in school zones, stop for school buses and be alert for children walking in the street or biking to school.

Although summer will begin to wind down, I hope everyone takes time to time to relax a bit and enjoy the amenities the City of Pembroke Pines has to offer during the rest of summer. I encourage all Pines residents to visit the Recreation & Cultural Arts web page at www.ppines.com, check our calendars, and visit our social media pages for more information. You can also sign up to receive a digital newsletter full of information about what is happening in the city twice a month via email – to subscribe, please go to www.ppines.com/Newsflash. You won't want to miss Splash in the Pines which is on August 14.

Be sure to also check out the Carl Shechter Southwest Focal Point Community Center's many monthly Social Service programs that are focused on enhancing the wellbeing of seniors by



providing assistance and services that support your independent lifestyle. There are also many interesting classes such as, chess, floral arrangement workshops and jewelry making classes. Call the center at 954-450-6888.

Here's some news: The City is developing a Community Public Art Plan and we need your input. Please give us your opinions by visiting our website to complete a short survey before August 21. We plan to enhance the current public art program to be more vibrant, interactive and inclusive; to represent all of the Pembroke Pines community; and to develop a vision and direction for art in the public realm.

Remember that we are still in hurricane season and are quickly approaching our most active time of the year. I hope everyone has taken steps to prepare and has their hurricane plans in place. Be sure to visit our hurricane preparedness information at www.ppines.com/hurricane to help you. There, you will find helpful tips, informational videos, resources etc. covering every aspect of making sure we are storm safe.

Contact Frank Ortis at 954-450-1020 or fortis@ppines.com.

From Pembroke Pines Commissioner Tom Good

Hottest Days on Record Remind Us to Appreciate Water

It's feeling hot, hot, hot! Yes, August is upon us, the hottest month of the summer. And we are reminded to drink plenty of water.

Speaking of H2O, did you know that Pembroke Pines uses what is known as the Biscayne Aquifer for our water supply? Wells draw fresh water from anywhere between 100 and 150 feet below ground; it is then treated for consumption. Our weather has a great influence on the delicate balance of water stored in the aquifer reservoir below. If we don't get enough rain, we must ration water, if we get too much we are flooded. It is a complicated balancing act be-



cause our weather doesn't cooperate with our needs.

But alas, a concerned group of people work to keep Pembroke Pines and South Florida resilient to adverse water supply impacts. In addition to professional city workers who continuously provide good quality water, I represent you as a voting member of the Broward County Water Advisory Board (WAB). This Board, chaired by the Honorable Steve Geller, develops policy and strategies for sustainable water supply throughout the Broward County region. There are about 12 elected Broward officials on the board that represents cities, counties and the South Florida Water Management District.

Recently, the Broward WAB held a meeting with Palm Beach County counterparts since we are all interconnected in South Florida. Climate change is pushing us to improve strategies that protect our environment and quality of life. Together at the joint meeting, the Broward and Palm Beach water boards collaborated with the Army Corps of Engineers to establish specific targeted solutions for water resource management.

Your Pembroke Pines City Commission, in partnership with all of Broward County, continues to reach out to Federal and State Representatives for financial and legislative support. Our collective efforts give certainty for our future. So be sure that anytime it's feeling hot, hot, hot, you will always have plenty of water to drink, and drink, and drink.

As always, know that I care about you and your community.

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

BUILDERS
SHUTTER SUPPLY

1451 SW 12th Avenue • Pompano Beach

SHUTTERS & IMPACT WINDOWS
New Installation, Service & Screen Repair
Call **MARCEL** for **FREE ESTIMATE**

(954) 295-2309

CC# 01-10091-AE-X

North Perry Airport Health Concerns Revealed

Pembroke Pines Leaders Call for Deeper Investigation, Citizen Action

Lead laced fuel used by the piston engine aircrafts at North Perry Airport are raising concerns over possible lead toxicity in surrounding residential and commercial areas. While leaded fuel is banned in nearly all facets of industry, it is still widely used in general aviation which comprises non-commercial flights conducted mainly out of small airports. General aviation is the number one source of lead emissions in the country.

Out of all airports in the United States, North Perry Airport, in Pembroke Pines, ranks fifth in lead emissions and emits around 1,000 pounds of lead each year, according to estimates made by the Environmental Protection Agency (EPA).

On June 15 it was reported that there were 411 single and multi-engine aircrafts based at the airport, and according to the 2021 Airport Fiscal Year report, nearly 200 aircraft operations were reported. The EPA has stated that piston engine aircrafts that operate off of leaded fuel make up the largest remaining aggregate source of lead emissions of air in the United States. However, the EPA has never actually measured the amount of lead that is in the area and is currently unsure of the exact ramifications it has had or will have on the surrounding populous.

It is widely known that exposure, even in trace amounts, can have substantial effects on human cognitive abilities, especially among children whose IQ, academic abilities, behavior problems, attention span, and birth weight can all be affected by even

low levels of lead in their blood.

The extent that lead is present in the air in neighborhoods surrounding the airport and affecting air quality is still unknown, however the

City Commission is planning to present a resolution in which they strongly urge Broward County to conduct a study of the air pollution. It is unclear also how far into the community the lead spreads or if Hollybrook is affected.

On August 16, at 6:30 p.m., during the next Pembroke Pines City Commission Meeting at City Hall, a resolution will be entered as a "call to action" for city leaders and citizens to demand additional and conclusive studies. All Hollybrookers are urged to attend. Additionally, our district Commissioner Tom Good plans to host a town hall meeting at Hollybrook - time and date to be determined, to further publicly discuss the lead issues and health concerns regarding North Perry Airport.

This report was compiled by staff members Hannah Jackson, who holds degrees in Environmental Sustainability, and Eileen Soler, 17-year freelance journalist exclusive to The Miami Herald.



Above: North Perry Airport bordered by Pines Boulevard, Pembroke Road, University Drive and 72nd Ave. in Pembroke Pines.

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

Smokin' Hot Party

on the

Fourth of July



More than 200 revelers from Hollybrook and local communities partied into the night at The Hollybrook Playhouse on July 4 to celebrate Independence Day.

The awesome Cachét Band kept everyone on their feet dancing and singing to classic jams that rocked the house. Board member and lifelong entertainment maven Connie Mason is hosting a series of more than a dozen fun-tastic party events to help mark Hollybrook's 50th Anniversary.

PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy
 Cardiac, Neurological and Senior Rehab
 Exclusive 1 on 1. In the Comfort of your Home
 Protective Equipment Protocols

THERAPY IN YOUR HOME
 Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505 | bcaits@bellsouth.net



"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**





# Hollybrook REALTY, LLC

THE ORIGINAL HOLLYBROOK AGENCY SINCE 1973



**Barry Spatz**



**Denis Kersaint**



**Lisa Fox**



**Consuelo Maulin**

View every Hollybrook Golf & Tennis Club available listing at:

[www.HOLLYBROOK.net](http://www.HOLLYBROOK.net)

Whether you are buying or selling  
WORK WITH THE EXPERTS FOR OVER 40 YEARS

- Leading agency for Sales & Rentals for over 40 years
- Featured listing on Hollybrook website
- Email, Magazine & Web Marketing
- All listings on MLS & Realtor.com®
- Apartment prep, staging, cleaning & repair assistance available
- Pre-qualification of buyers and renters
- Superior Technology & Marketing
- Nous Parlons Français / Hablamos Español / Nou Pale Kreyòl

CALL US TODAY  
**954.431.6600**



## Hollybrook Realty, LLC

Full Service Real Estate Agency

Specializing In Hollybrook Golf & Tennis Club Condominiums

Nous Parlons Français • Hablamos Español • Nou Pale Kreyòl

[www.Hollybrook.net](http://www.Hollybrook.net)

Ph: **954.431.6600** | Fax: **954.431.7588**

13460 SW 10th Street,  
Pembroke Pines FL, 33027

Ben G. Schachter & Barry Spatz, Licensed Real Estate Brokers

Consuelo Penza, Denis Kersaint, Lisa Fox & Lizette Porcia are Licensed Sales Associates with Signature International Real Estate, LLC

Hollybrook Realty, LLC is a division of The Signature Real Estate Companies.

# Condo Insurance? Yay or Nay



By Mary Oldiges

Many Hollybrook residents are experiencing sticker shock as they consider the pros and cons of purchasing unit owner insurance.

According to CNN reports: "Florida's homeowner insurance rates are four times the national average and it is expected that it will not get better any time soon. The insurance industry insists that the state's risk from hurricanes is only part of the problem and points to a legal system it says promoted litigation abuse and excess claims."

Rising insurance costs have left many Hollybrook residents making a calculated risk to either cancel their unit owner's insurance or greatly reduce the value of replacement costs and their contents. What is often not calculated is the effect on your neighbor and the overall community.

*Treasurer - Continued from page 4*

every option to minimize the amount of money needed for an assessment. We are looking at a combination of sources to provide the necessary monies; a line of credit, a loan, and, of course an assessment. As the cost factors are received and reserve study numbers are presented, we will then calculate what is needed to achieve funding for the project and satisfy the statutory requirements for fully funding the required categories. We will certainly keep you informed as we move along through phase meetings and town hall type meetings. We are also meeting with our state representatives to seek to understand the specifics of the legislation and to learn about any government programs created to assist condo associations. Restaurant revenues continue to trend in a positive direction. We are still showing a significant deficit but it is less of a loss than in the prior year. Restaurant revenue is affected by the seasonal shift in population and the weather which directly affects golf play. The record heat certainly has reduced the number of daily golfers playing on our course. The outdoor grill, covered patio and menu changes are reflective of many improvements that have been made. Under the guidance of Michael Fishman, the restaurant staff has used this time to upgrade some equipment, install new kitchen racks and storage containers, deep clean the restaurant, and train staff. We are moving in a positive direction.

Consider the scenario where a devastating weather event destroys your unit. You are unable to repair or replace your internal structure. Your apartment is unlivable. The consequence for your neighbor could also be problematic as your apartment stays vacant. It could also affect the community as they may need to make needed repairs which would ultimately be passed on to all of us. The negative ripple effect is real.

These are tough decisions to make but there are options. One option is the state default insurer, Citizens Property Insurance, which requires certain criteria be met. To help you decide how much risk you are willing to incur, Brown and Brown has charted unit owners and the association responsibilities recreated in the chart below.

| INSURANCE RESPONSIBILITIES                                                                         |                                                               |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| UNIT OWNER                                                                                         | ASSOCIATION                                                   |
| Wall, floor and ceiling coverings within unit including paint, wallpaper, tile, wood, carpet, etc. | Perimeter and load bearing walls including common/party walls |
| Dishwasher, refrigerator & sinks                                                                   | Some water pipes including fire systems/sprinklers            |
| Electrical outlets and fixtures within unit                                                        | Electrical wiring                                             |
| Oven or stove, water heaters & water filters                                                       | Balcony, porches, drywall or wallboard                        |
| Countertops and cabinets                                                                           | Exterior doors and windows                                    |
| Window treatments including curtains, drapes, blinds and hardware                                  | *****                                                         |
| Contents                                                                                           | Common Area Personal Property (Contents)                      |
| Unit Owner Personal Property                                                                       | NA                                                            |
| Unit Owner Loss Assessment Coverage                                                                | Common area Liability Coverage                                |
| Umbrella Liability Coverage                                                                        | Association Liability Coverage                                |
| Flood Insurance for Contents                                                                       |                                                               |

ON CALL 24/7

**DOCTOR JUNK**

Commercial & Residential  
FREE ESTIMATES

**EVICTON 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.doctorjunkfi.com

Follow us on

# Special Golf Delivery!

*New golf cart fleet hits happy road*



A brand new, shiny fleet of 120 golf carts that bring an upgraded experience on Hollybrook's PGA and Par 3 courses were delivered on June 29.

"They are the newest version in the industry," Golf Director Bill Friesing said.

*Special Golf Delivery - Continued on page 36*

*BoA Meeting Minutes - Continued from page 9*

## MOTION E – TO APPROVE FALL/WINTER GOLF SCHEDULE FOR HMGA AND HWGA 2023/2024

Curtis Rice made a motion to approve the proposed golf schedule for the Hollybrook Women's and Men's Golf Associations Fall/Winter season.

Elaine Yost seconded the motion.

Hank Koch made an amendment to the motion as follows:

| Saturday League Tournament Schedule |                 |          |
|-------------------------------------|-----------------|----------|
| November 11, 2023                   | January 6, 2024 | March 2  |
| November 25                         | January 20      | March 16 |
| December 9                          | February 3      | March 30 |
| December 23                         | February 17     |          |

A vote was taken on the amendment to the motion; there were 18 in favor, 5 opposed (Bergeron, DiPuglia, Eaton, Galleta, and Sanabria) and 1 (Brittain) abstaining votes.

A vote was taken on the motion as amended; there were 19 in favor, 3 opposed (Bergeron, Eaton, and Lachance) and 2 (Markowski and Sanabria) abstaining votes.

President Mike Eaton adjourned the Board of Administration Meeting at 10:16 p.m.

Respectfully Submitted by  
Elaine Yost, Recording Secretary

## 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.

### HWGA Schedule (Thurs-days)

|                                                          |
|----------------------------------------------------------|
| November 16, 2023                                        |
| November 30                                              |
| December 7                                               |
| December 14 – Shotgun @ 8:30<br>(Return HWGA BBQ)        |
| December 21                                              |
| January 4, 2024                                          |
| January 11 – Shotgun @ 8:30<br>(Opening Season - Lunch)  |
| January 18 – President's Cup 1 <sup>st</sup> Round       |
| January 25 – President's Cup 2 <sup>nd</sup> Round       |
| February 1 – President's Cup 3 <sup>rd</sup> Round       |
| February 8 – President's Cup Final Round                 |
| February 15                                              |
| February 22 – Shotgun @ 1 PM<br>(Guest Day – Dinner)     |
| February 29                                              |
| March 7                                                  |
| March 14                                                 |
| March 21 – Shotgun @ 8:30 AM<br>(Closing Season – Lunch) |
| March 28                                                 |
| April 4                                                  |

### HMGA Schedule (Mon-days)

|                                                        |
|--------------------------------------------------------|
| November 6, 2023                                       |
| November 13                                            |
| November 20                                            |
| November 27                                            |
| December 4                                             |
| December 11                                            |
| December 18                                            |
| January 1, 2024                                        |
| January 8 – Shotgun @ 8 AM<br>(Appreciation Day)       |
| January 15 – Winter League<br>(Kicks off for 10 weeks) |
| January 22                                             |
| January 29                                             |
| February 5                                             |
| February 12                                            |
| February 19                                            |
| February 26                                            |
| March 4                                                |
| March 11                                               |
| March 18                                               |
| March 25 – Shotgun @ 8 AM<br>(Hall of Fame)            |
| April 1                                                |
| April 8                                                |

# 2023 HURRICANE SEASON

Hurricane Season is June 1 - November 30 \* "BE PREPARED"

## WHAT IS A HURRICANE?

Hurricanes are massive storm systems, also known as tropical cyclones, that form over the water and produce winds of 74 mph or higher. There are five types, or categories, of hurricanes based on a scale of categories called the Saffir-Simpson Hurricane Scale. The categories are based on wind speed:

- Category 1: Winds 74-95 mph
- Category 2: Winds 96-110 mph
- Category 3: Winds 111-129 mph
- Category 4: Winds 130-156 mph
- Category 5: Winds 157 mph or higher



Parts of a hurricane include the eye, the "hole" at the center of the storm. Winds are light in this area and skies are sometimes even clear; the Eye Wall is a ring of thunderstorms that swirl around the eye where winds are strongest and rain is heaviest; and Rain Bands which are bands of clouds and rain that extend far out from the hurricane's eye wall that can also contain tornadoes.

## IN CASE OF A TORNADO

Having a designated "safe room" in your home can help you protect yourself, your family and pets from the dangerous forces of extreme winds. It can also relieve some of the anxiety created by the threat of an oncoming tornado or hurricane. Keep these things in mind when choosing your "safe room." Closets, bathrooms and small storage rooms with only one door and no windows are well suited for use as "safe rooms." Interior bathrooms have the added advantage of having a water supply and toilet.

## HURRICANE WATCH VS WARNING?

**Hurricane Watch =**  
*conditions possible within the next 48 hours*  
**Hurricane Warning =**  
*conditions expected within the next 36 hours*

Pay attention to local announcements on the TV or Radio from the National Hurricane Center and local officials. Your actions to protect life and property should ensue after a Warning is issued.

## EVACUATION

BUILDING CAPTAINS will be notified through the General Manager's Office to advise all residents in their building to assemble at the exterior of building with at least a 3 Day Supply Emergency Kit.

## PREPARATION BEFORE THE STORM

1. Prepare at least a 2-week supply of non-perishable food
2. Make sure to have a full tank of gas in your vehicle
3. Eat as much of your perishables in your fridge and freezer in case of power failure
4. Turn refrigerator and freezer to cooler settings prior to storm in case of power failure
5. Make arrangements for your pets and prepare your medications (if applicable)
6. Keep on hand a first-aid kit, paper plates, cups, plastic utensils, non -electric can opener, utility knife, battery operated lantern, flashlight, radio, extra batteries, toilet paper, paper towels, garbage bags, hand sanitizer
7. Sterilize your bathtub with bleach and rinse well. Fill the tub with water for use as back up water for flushing the toilet.
8. Keep bottles or a case of water available
9. Remove all patio furniture
10. Place rolled up newspapers on interior window sills to absorb possible storm water.
11. Know where the main shut off valve is for your water supply as well as the main electric breaker, in case these need to be shut off
12. Stay away from all windows
13. First floor residents should prepare for potential flooding
14. Build an Emergency Kit - GO BAG in case of evacuation

## COUNTY SHELTERS THAT ALLOW PETS

Millennium Middle School - Tamarac - 954-989-3977  
Everglades Highschool, 17100 SW 48 Court, Miramar – 754-323-0500

Lyons Creek Middle School, 4333 Sol Press Blvd, Coconut Creek – 754-322-3700

## COUNTY WARNING

Broward County will use the Emergency Broadcast System to issue instructions over the TV and radio stations. THE HOLLYBROOK BUS DOES NOT PROVIDE TRANSPORTATION TO OUTSIDE SHELTERS.

*For quick reference pull out and hang on your refrigerator.*

# 2023 HURRICANE SEASON

Don't wait 'til it's too late! \* "BE PREPARED"

## BUILDING AN EMERGENCY KIT

**WATER** – 1 gallon per person, per day for several days for drinking and sanitation, including for pets (keep in airtight plastic containers that are easy to access)

**FOOD** – for any emergency have at least 3 days supply of non-perishable foods for adults, kids & your pets. Check expiration dates and replenish regularly

**FIRST AID KIT** – sterile gloves, sterile dressings, soap and antibiotic towelettes, antibiotic ointment, adhesive bandages in a variety of sizes, eye wash solution, prescription eyeglasses and contact lens solution, thermometer, prescription medications you take every day, prescribed medical supplies such as glucose and blood pressure monitoring equipment and supplies, First Aid book, non-prescription drugs (aspirin or non-aspirin pain reliever, anti-diarrhea medication, antacid, laxative)



**EMERGENCY CASH AND CHANGE** - If the power goes out, cash machines will not work.

**SANITATION** - toilet paper, soap, toothbrush and toothpaste, feminine supplies, diapers, plastic garbage bags with ties, plastic bucket

with tight lid, chlorine bleach, supplies for pet waste

**TOOLS & SUPPLIES** – Wrench to turn off gas and water lines, cups, plates, utensils (from camping gear of plastic/paper), flashlight with extra batteries, battery-powered radio with extra batteries or hand crank radio and a NOAA Weather Radio with tone alert, manual can opener or utility knife, small fire extinguisher, pliers, duct tape, matches in a waterproof container, whistle (to signal for help), local maps, cell phone with chargers and a backup battery, plastic storage container to keep everything in one place

**DOCUMENTS** – Scan valuable documents and store them securely online, have duplicate copies of key doc-

uments in a sealable plastic bag (eg. will, insurance policies, contracts, deeds, passports, social security cards, immunization records, bank account numbers, credit card account numbers and companies, family records (birth, marriage, death certificates)). Take short videos to catalogue valuables in your home, such as vehicles, computers, furniture and artwork for insurance purposes. Paper and pencil.

**KEEPING WARM** – complete change of clothing appropriate for climate and sturdy shoes, blanket or sleeping bag for each family member

Be prepared to shelter for at least 24 hours and place last minute essentials in a "Grab & Go" bag.

## Local Emergency Telephone Numbers

|                                   |              |
|-----------------------------------|--------------|
| <u>Broward County Information</u> | 954-831-3900 |
| <u>Broward County Hotline</u>     | 954-831-4000 |
| <u>Hearing Impaired</u>           | 954-831-3940 |
| <u>Red Cross for Information</u>  | 954-797-3800 |
| <u>Florida Div. of Emergency</u>  | 800-342-3557 |
| <u>FEMA</u>                       | 800-621-3362 |
| <u>Memorial Hospital Pembroke</u> | 954-962-9650 |
| <u>Memorial Hospital West</u>     | 954-436-5000 |
| <u>Memorial Regional Hospital</u> | 954-987-2000 |
| <u>Memorial Hospital Miramar</u>  | 954-538-5000 |
| <u>Florida Power &amp; Light</u>  | 954-581-5668 |



*For quick reference pull out and hang on your refrigerator.*



# Is it soup yet?

Dear Ms. Holly,

Our restaurant continues to impress me with its efforts to improve service, overall ambience, the summer outdoor grill options, and expanded menu. I especially enjoyed the Thursday night specials when paella and churrasco were offered. Unfortunately, I have gone twice when I thought it was supposed to be open and it wasn't. Ms. Holly could you tell me what are the hours of operation?

Sincerely,  
Confused in Hollybrook

Dear Confused in Hollybrook,

Ms. Holly applauds your efforts to support Hollybrook's premier eating establishment. She finds herself eating there at least twice a week as she too, with her eagle eye, plainly sees the many positive changes at our wonderful gem of an eatery. Like you, my dear Confused, Ms. Holly found herself so thrilled that she danced the flamenco on the evening that paella was served. It was outstanding! And the churrasco? Served with Mark's special chimichurri, it was a veritable gift of the food gods. We

*Ms. Holly - Continued on page 25*

# Speaking Words of Wisdom

By Mary Oldiges

Fans of famed Canadian mystery author, Louise Penny, are familiar with the recurring character, Chief Inspector Armand Gamache, his rules for good detective work and, more importantly, his rules for living an honorable life. To a new recruit of the Sureté du Québec Gamache said, "There are four sentences we learn to say and mean and which lead to wisdom. They are: 'I don't know,' 'I need help,' 'I'm sorry,' 'I was wrong.'"

Recently, as friends were talking about Hollybrook Facebook posts, Gamache's words became very clear. Many of the posts on were misinformed, toxic, bullying and if one was reading it and considering buying in Hollybrook, they might think twice. The good news? Only a few people write the posts and respond.

We should think about what we say, how we say it, and whether we all need to take a beat and put ourselves on pause before we speak or post. Think first about the message we want to convey. What is our intent? Is it helping our community or tearing it down? Is it just an outlet for anger and vitriol? How can I get my message across without hurting someone else?

This writer is not sure of the answers to those questions, but Gamache's words resonate for both timeliness and simplicity. Maybe it is time that we stop and consciously work together to build community relationships instead of tearing them down.

**THANK YOU HOLLYBROOK!  
FOR MAKING US YOUR  
PREFERRED DENTISTS**



More than 500  
**Google**  
Reviews ★★★★★

**SALGRA**  
DENTALGROUP

**Ph: 954-967-8280**

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

**22**  
YEARS  
CREATING SMILES

---

|                                           |                                                                 |                                                                                   |
|-------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>FREE</b><br>Consultation<br>and X-Rays | New Patient Special<br><b>\$100 OFF</b><br>Any Whitening System | <b>FREE</b><br>Dental Implant Consultation<br>&<br><b>invisalign</b> Consultation |
|-------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------|

7861 Pines Boulevard - Pembroke Pines FL 33024 - College Plaza - [www.salgradental.com](http://www.salgradental.com)

# Wood Stork Residents Return to Hollybrook

Story and Photos By Mark Favus



A parent wood stork toils to support its family.

From an early age we were told that babies were delivered by storks. But I always wondered, where did the storks have to go to get their own babies?

Since moving to Hollybrook, I have become a wildlife photographer and by observation and study, I developed an understanding of the behaviors of various herons, egrets,

pelicans and wood storks. In the back of my mind, I always wondered why the wood storks disappeared from Hollybrook around December and returned, like clockwork, in June. This past January, I found the answer.

My good friend, Alberto Valdes, who lives in the Towers,



Wood stork chicks in their nest wait for food.

rookeries in South Florida. The second I entered, I saw hundreds of wood storks building nests. Then, over weekly visits, hundreds of baby chicks emerged loudly screaming for food.

Knowing that wood storks were on the endangered species list, seeing this phenomenal array of wood storks thriving in a perfect haven to build nests and raise their young was hopeful.

There are many other nesting birds there including the graceful Great Egrets and Great Blue Herons. But the Wood Stork parents were undoubtedly the most attentive and protective.

Wood Storks are largely monogamous, breeding in large colonies. They're usually silent, but during courtship and mating they clack their bills. Between nest building, breeding, and raising of young, the parents and their young stay in the nest for about four months.

When the parents and their colony of several mating Wood Storks head to their usual feeding grounds at the start of the rainy season in June, they can be seen gracefully flying overhead.

I had my first sighting of a colony of about seven Wood Storks returning to Hollybrook at the end of June. They will likely remain until it's time for them to return north to their breeding colony in the Wakodahatchee Wetlands.

It's wonderful to be able to observe the cycle of life of these almost prehistoric looking storks. We're fortunate to be able to see them feed at the edges of our lakes as they stir the water with their claws and scoop up small fish and crustaceans.

Their annual return suggests that the lakes at Hollybrook are well stocked and remain a healthy aquatic buffet for many avian species.

**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](http://www.arevalolaw.com)



**AREVALO LAW**  
GUIDANCE FOR LIFE'S TRANSITIONS



## Good times delivered in music, bridge and showtimes

By Lois Hollands

Dave and Fran Mason, the late parents of Phase 1 Director Connie Mason, moved into Hollybrook in August 1973. With Connie in tow, they were among the first Hollybrook families.

Before moving here, Swedish-born Dave, was a highly trained opera singer with an extensive career that began in Europe. He performed in front of US troops with the USO, on Broadway in NYC, with big band legend Glenn Miller, and he was in movies with Steve McQueen. He also had his own band. His wife Fran was reluctant to make the move unless she could bring her bridge group, Connie said.

Life was very carefree in the early days at Hollybrook. Connie said daily routines mainly consisted of tennis in the morning, then coffee and sandwiches, golfing, going to the beach and hanging out at the 19th Hole where Dave played bartender. Hollybrook was such a close-knit community that nearly everyone met for many activities that ranged from dining together or renting a bus for hours at the racetrack.

In 1973 there was not much in the way of entertainment surrounding Hollybrook but there were many residents with mu-

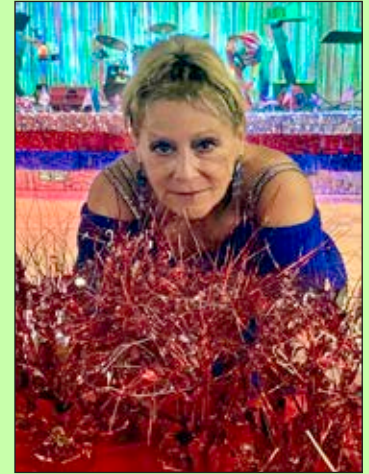
sical and theatrical experience. Under Dave's guidance, they banded together and produced remarkable entertainment for the residents through decades.

Dave and Fran's lives were a love story that centered around their 54 years of marriage and Hollybrook.

Connie recalls the good times being challenged in the mid-2000's when Hollybrook began to experience unpleasant political changes in leadership and demographics.

This year,

Connie was appointed chair of the Entertainment Committee and is carrying on her father's legacy by bringing fun, entertaining shows to Hollybrook on a monthly basis.



Connie Mason is in her element at the July 4 Concert dance party that she produced



## First among young residents now serves

By Lois Hollands

Past President Carl Mack, his uncle Alexander Marcus and Carl's dog Judy moved into Building 39 in 1973. They, along with the late Claire Vogel, were the first of the building's residents.

Carl was only 23 at the time and eager to set his hand at dog grooming. When that did not work out, Carl launched a 30-year career as an Engineer Land Surveyor for the Florida Department of Transportation.

The job gave Carl an opportunity to be part of the explosion of development that would come to surround our community. Carl remembers Hollybrook's population at that time being 95% Jewish and 5% Italian with a smattering of Canadians.

As a young man, Carl's interests, besides playing tennis, were largely outside of Hollybrook. Carl is an avid music lover with an extensive collection of signed record albums and memories of seeing some of the world's greatest rock bands in concert at iconic South Florida venues.

Upon his retirement 20-some years ago, Carl devoted a large block of personal time to Hollybrook: so far he's served two terms as a Phase 5 Director, two terms as Vice President, two terms as President and a member of countless committees.

Though Hollybrook has faced many challenges over the past 50 years, Carl believes that being a self-managed community right from the beginning has been a positive benefit to our community.

Some of the important decisions that Carl presided over as President include; Hollybrook taking over the management of our restaurant, updating our Condo Documents as required by the State of Florida, the pipe relining project, repositioning the Pickleball courts, overseeing negotiations for an 8-year contract with Comcast to provide TV and Internet service in 2019 updating Hollybrook's Rules and Regulations and most importantly guiding us all through the unknowns of the Covid -19 pandemic.

After a short hiatus, Carl now serves as a Director of Phase 5, chair of the Landscaping Committee, and chair of the Hurricane Preparedness Committee.



Past president Carl Mack prepares to sign a contract with Comcast in April of 2018



General Manager - Continued from page 11

does." Eric is resolved to do his duty and live honorably. He strives to live as an honorable person, employee, and leader.

Although Eric sees challenges at Hollybrook such as the 40-year inspection, Senate Bill 4D, and rising insurance costs, he is confident that he, the board, volunteers, staff and entire community are up to the challenge.

"The staff are cross-trained, dedicated to Hollybrook, and committed to making a difference. Our volunteers make an invaluable contribution and represent a wealth of knowledge," Eric said.

He aims to create both formal and informal opportunities to communicate with staff, volunteer staff and the community-at-large.

"Communication is very important to me (but) communication is not just talking but also listening," he said.

Eric is eager to hear the needs of departments and the community need. Through communication, he hopes to identify ways to provide supportive leadership and set strategic plans to accomplish priorities - all while managing day to day operations and the inevitable crises that come with managing a 50-year-old community.

But who is Eric in his free time? He may be found on ski slopes, at the poker table or cooking one of his favorite dishes such as his special marinated salmon. An accomplished artist, Eric's abstract paintings have been shown at various venues and he hopes to join Hollybrook residents in future art and painting activities at the Recreation Building.

## A Hollybrook Son is Honored

Lydia Romero stands proudly at a permanent sign on a street named to honor her son, Officer Jose Diaz, who had a long history of working in law enforcement in Gwinnett County, Georgia. Lydia's beloved Joey passed away suddenly six years ago.

Jose was considered one of the finest officers in the state. He had received many awards and was recognized for his outstanding dedication especially, in the county's gang unit from 2001 to 2006.



Courtesy Photo

Ms. Holly - Continued from page 22

would surely miss it; if we ever lost it. But, I digress.

Ms. Holly reached out to our Restaurant General Manager Michael Fishman and learned that the restaurant hours had been "iffy" due to cold hard facts and squishy trends that are difficult to predict and worse to swallow. Customer loyalty, seasonal demands, staffing cycles, inflated food costs and keeping the building and equipment working - all at once - has been historically challenging.

"Our goal is to eventually get to pre-pandemic hours but it is uncertain when that might happen," he said. BC (Before Covid) Hollybrookers looked forward to dinner nights at least twice a week and they counted on specials six days a week.

Recently, the restaurant settled into a working schedule, all things considered. Far be it from Ms. Holly and her personal desires to demand the restaurant be open when she says so (perhaps the middle of the night for apple pie à la mode)? For now, she is graciously grateful for the current schedule: Wednesday, Friday, Saturday, and Sunday - 9 a.m. to 3 p.m.; Thursday - 9 a.m. to 7 p.m. The BBQ at the Proshop Grill is open Tuesday through Friday - 11 a.m. to 3 p.m. and Saturday and Sunday - 9 a.m. to 3 p.m. On Monday, the restaurant is closed.

Ms. Holly also reminds readers to sign up for Hollybrook eblasts to receive up-to-date restaurant information such as restaurant specials and any unforeseen dilemmas. If you are not getting Hollybrook emails, contact the Communications Department for help. The Hollybrook Buzz, posted on the first floors of all buildings, also highlights restaurant news.

Bon Appetite,  
Ms. Holly

## 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!**

# Beach Season = Shark Season



By Keilani Laakso

Beach season is here which means fun, food, and sharks. Over the last few years, incidents of shark attacks have been drastically increasing. Here are some tips and tricks that can help Hollybrook stay safe when they're in the ocean's swim of things.

- Do not wear shiny jewelry. To a shark, shiny objects can be mistaken for fish scales. In addition, they tend to be attracted to bright colors such as yellow and orange.
- Do not swim during dusk or dawn; those are the times of day when sharks are more active.
- Do not splash if you see or otherwise encounter a shark - they can mistake you as prey.
- Signs that a shark doesn't care about you are: it swims past you or it swims in a different direction. Still, you should

curl up into a ball – like a tight fetal position, so the shark will have even less interest in you. Once the shark is at a safe distance from you, be sure to move to the shore and to safety very slowly.

- Signs that a shark is about to attack are: the shark's pectoral fins are pointed downwards and it is swimming around you in a circle.
- If a shark is about to attack make yourself as large as possible; the bigger you appear, the better.

As dangerous as sharks are, they are a vital part of our ecosystem and considered an apex predator. They are responsible for maintaining prey populations and controlling species distribution as well as diversity. All of this affects the health of marine habitats. So keep yourself and the sharks safe by following these tips and tricks.

## Everything You Need to Know About Recycling

(But Were Afraid to Ask)

By Lu Shifrin, Recycling Co-Chair

### Put recyclables:

- ✓ Directly into the black or gray recycling bin in your laundry room or trash room containing the following recyclable products: clean cardboard, boxes (broken down), and paper
- ✓ Such as empty and clean plastic containers such as water, soda, laundry detergent, hand soap, etc... with removed caps into the recycling bin
- ✓ Such as your empty plastic prescription drug containers and caps into the recycling bin. (It is advisable to remove any personal information from the prescription before you discard it.)

### Put trash:

- ✓ Into the black or gray trash bin located in your Hollybrook laundry room or trash room
- ✓ Into the dumpster outside and near your building
- ✓ In secured plastic trash bags containing the following types of items: discarded food or food containers, glass or ceramic objects, empty tin cans, dirty paper or plastic products, Styrofoam products, dead batteries, and dead or broken light bulbs
- ✓ Such as your beloved cat or dog's poop into a secured plastic bag (or two)

*Following these important guidelines will help keep Hollybrook clean and beautiful, and help us better manage our garbage and recycling costs.*

## SAVE THE DATES!

### Residential Household Hazardous Waste

### Drop Off in Pembroke Pines

The City of Pembroke Pines will provide household hazardous waste drop off events in 2023. Drop offs are your responsibility. Please adhere to the list of items that are allowed to be dropped off.

#### 2023 Household Hazardous Waste Disposal Schedule

Hours of operations: 8 a.m. to 2 p.m. ONLY on the dates below

September 9, 2023

December 9, 2023

Take items to the City's wastewater treatment plant - 13975 Pembroke Road

#### Acceptable Hazardous Waste

Paint thinner/stripper  
Paint, oil or latex  
Auto fluids- motor oil, coolant, etc  
Pesticides/Insecticides  
Fertilizer  
Pool chemicals  
Fluorescent tubes  
Flares  
Mercury thermometers  
Spot removers  
Oven and drain cleaners  
Furniture and metal polish  
Items container mercury  
Batteries- rechargeable, auto and marine  
Propane tanks

#### Acceptable Electronic Waste

Computers, monitors, keyboards  
Computer mice  
Terminals and Printers  
Fax machines and modems  
Cell phones  
Televisions  
Desk top copiers and scanners  
Rechargeable batteries

#### DO NOT BRING UNACCEPTABLE ITEMS LISTED BELOW

#### Unacceptable Hazardous Waste

Biohazard/medical waste  
Explosives  
Tires  
Business generated HHW waste  
Alkaline batteries- AA, AAA, C&D, 9V please dispose in regular trash

#### Unacceptable Electronic Waste

Office furniture  
Stereos/Speakers  
Musical instruments  
DVD players and VCRs  
Appliances  
Microwave ovens  
Electronic hand tools  
Trash and debris

Residents must bring proof of Pembroke Pines residency to use the drop off services. If you are snowbird, please take your Hollybrook ID card and any other documents that show you live here part time.

For more information please contact the City of Pembroke Pines at 954-518-9000 or visit our website at [www.ppinas.com](http://www.ppinas.com)

# Restaurant Manager Expands ProShop Grill

Specials Now Offered All Weekend Long



Here, Restaurant Manager Michael Fishman hosts a special event on a recent Friday in the Social Hall. Michael and his staff are methodically adjusting to customer and Board desires and expectations. As of this writing, he was expanding hours for the ProShop Grill that will provide more flexible dining options.

**THE RESTAURANT AT HOLLYBROOK**  
**NEW!**  
 7-Day Food and Beverage Service

**WEDNESDAY, FRIDAY, SATURDAY & SUNDAY**  
 9 a.m. - Kitchen closes at 3 p.m.  
**BBQ at the PROSHOP GRILL**  
 EVERY SINGLE DAY! - 9 a.m. - 3 p.m.  
 (Breakfast available at the Grill Saturday and Sunday)  
**THURSDAY DINING ROOM**  
 9 a.m. - 7 p.m.  
 For more information call  
 954-432-9854

## 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



**IntuneHealth**®

## Now in Pembroke Pines!

---

Introducing a primary care provider with a new, preventive approach for those with a Medicare Advantage plan.

- 📶 A doctor who coordinates every aspect of your care—including specialty care
- 📶 In-person visits, virtual appointments, and in-home care when needed
- 📶 Same-day and walk-in appointments available

**Become a patient today!**

Learn more, visit [IntuneHealth.com](https://IntuneHealth.com) or call **(305) 853-8938** to schedule a center tour.

Located in the **Pines City Center Mall.**

# This n' That With Barbara S

By Barbara Saksenberg

## Barbara's Picks for Places to Go and Things to Do

**Train Rides:** Do you like trains? Take a ride on a scaled down train around Tradewinds Park from 10 a.m. - 4 p.m. on every third weekend of the month. Tickets are only \$1.50. Contact the Tradewinds & Atlantic Railroad at 954-357-8870.

**Medieval Festival:** Medieval times are coming to the modern day at the Camelot Days Medieval Festival. Relive the days of knight and jesters, find handcrafted goods, and enjoy the numerous games and shows that are entertaining to people of all ages. The festival will occur at the Topeekeegee Yugnee Park through November 6-7, 13-14, and 20-21. It runs from 10 a.m.

to 5:30 p.m. Contact them at 786-332-0047.

**Discounted Zoo Admission:** Get ready to discover the wild at Zoo Miami where seniors 65 and older can receive 25% off the regular admission. You must provide a valid photo ID that includes a date of birth at the time of purchase. The purchase must be made on-site at the ticketing building. For more information contact Zoo Miami at 305-251-0400.

**Free Yoga:** Let's all stretch and relax at the Hi Vibe Wellness Sunset Yoga class. It is held every Thursday at 6:30 p.m. at the Margaret Pace Park behind the basketball courts. This event is weather dependent and is subject to being cancelled. You must bring your own yoga mats and water. Email info@hivibe-wellness.com for more information.

**Free Bonfire Nights:** Bask in the sight of the setting sun at Family Farms where you can enjoy a bonfire coupled with live music and barbeque. They also have marshmallows for purchase, hayrides, mini photograph sessions, a sunflower field, and a petting zoo. It takes place every Saturday from 5:30 p.m. to 10 p.m. For more information contact 954-804-2850.

## Hungry? Try These Yummy Eateries

**VILLAGE TAVERN** carries lunch, dinner, and late-night snacks. They have various menu options including vegan, vegetarian and gluten-free.

**DUMPLING KING** is a chinese eatery right off of University Drive. They carry high quality dumplings and have affordable prices. Contact them at 305-654-4008.

**MAPLE STREET BISCUIT COMPANY** serves modern comfort breakfast food right off of Pines Blvd. They carry different types of biscuit sandwiches, waffles, fritaffles, etc... Contact them at 754-202-2535.

## August Bird of the Month

### Kingfisher



- 114 species of Kingfisher exist
- The Kingfisher's stomach acid is powerful enough to digest animal bones
- Japan took the unique design of the Kingfisher's hydrodynamic bill to design their new bullet train



**WE BUY FOR CASH  
ANTIQUES and COLLECTIBLES**

- Antique Furniture --
- Silver -- Jewelry --
- Rugs -- Paintings --
- Glassware -- China --
- Any Part of a Collection --
- Anything Different --

**CALL 954-439-2977**

**WE MAKE HOUSE CALLS**

**BUY 1 ITEM OR ENTIRE ESTATE  
INSTANT CASH • IMMEDIATE REMOVAL**

2205 DIXIE HIGHWAY • WILTON MANORS,  
FLORIDA



## CITY OF PEMBROKE PINES MINOR HOME REPAIR GRANT PROGRAM

The City of Pembroke Pines has grant funding available benefiting low- to moderate-income households. The Minor Home Repair grant program is administered by its housing consultant Community Redevelopment Associates of Florida.

Programs aimed at rehabilitation of existing dwellings are designed to correct building code issues as well eliminating health and safety problems among other items.

Emphasis is placed on improving handicap accessibility and the removal of architectural barriers.

Installation of ramps and grab bars, renovation of bathrooms and other living spaces to provide greater mobility and accessibility for persons with disabilities are possible.

Additional information may be obtained from the City's website at <https://www.ppines.com/371/Housing-Programs> or Community Redevelopment Associates website at <https://www.crafla.com>, where you may download an application.

Interested parties may contact Virginia Bermudez, Community Development Coordinator at (954) 431-7866 x110 for information. Se Habla Español.

# Fast Eddie's Adventure

There's a barkin' hot heat wave amidst

By Ken Schlossberg



I know that I barked lyrical in my last writing about summertime and how the livin' is easy. Well, we are a bit deeper into summertime and the livin' is too doggone hot!

Or as another all-time songwriter, Irving Berlin, who was once married to Ruby Keeler, the silent/sound film star, wrote in the song Heat Wave: "The temperature's rising. It isn't surprising. Makes the mercury jump! To ninety-three..."

Ninety-three? Try "feels like" 113!

It is so hot that Sophie, Kenny and I are trapped in our air conditioned home with fans blowing and shades drawn watching Turner Classic Movies including Goldiggers circa 1933 starring said Ms. Keeler and Dick Powell, and a zany love note on how to survive the Depression. Or in our case: how to survive the heat!

Even though there were no dogs in it – unlike The Thin Man films starring Myrna Loy and William Powell who had a little fox terrier named Skippy – I rated Goldiggers with FIVE BIG BARKS!!!

Including the rousing tribute at the end to the World War

I Bonus Marchers that General Douglas MacArthur kicked out of their Washington encampment in mid-1932, ignoring the express wishes of then President Herbert Hoover – as if Hoover needed that on top of the stock market crash to lose the election against Roosevelt. But I dogress.

As the heat wave kicked in, I called an emergency meeting of Phase 2 dogs. I am Chairdog of the Board and Bentley is my Vice Presidog, Maggie is our Recording Secrepup (her notes sing) and Benjie is in charge of Canine Enforcement (a real cool cat).

We sent out a howl of a message to our owners advising them how dangerous this barn burner weather is for us and how to protect us.

First of all, did you know that this kind of worldwide heat wave, according to the climate change experts has a 1-in-400 chance of occurring in any given year? Temperatures skyrocketed in Portugal, Spain, Morocco and Algeria in the final week of April, months before their really hot season. Much of Asia, and parts of China broke all records. The city of Tak in Thailand hit 114 Fahrenheit in April. I feel for fellow canines in Tak!

All I know is that when the heat index hits 80-90 F (feels like 90-100) I bark OUCH when my sensitive paws touch the asphalt pavement.

Kenny is aware of what the heat index can do to dogs and humans since he passed out from dehydration a year ago.

1. He picks me up and carries me to the grass where I do my "business".
2. He walks me in the shade as much as possible.
3. He doesn't keep me out longer than my "business" needs.
4. He keeps my water bowl filled with fresh cool water. You'd think I was a camel instead of a tiny poof of a pup.
5. Back at the apartment, he lets me hide under the bed because it is the coolest place around.

Even so, one time, the heat was too much for me and I came back hyperventilating. Before calling the vet 911, Kenny took a cold wrap out of the freezer and put it around my body. Talk about RELIEF! After about ten minutes, I could BREATHE again.

So as the desk sergeant from the TV series Hill Street Blues would say after he wrapped up the morning meeting: "Let's be careful out there."



**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

|                                                                                                               |                                                                                                                           |                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <p><b>\$3.00 Off</b></p> <p>ROYAL CANIN<br/>EUKANUBA</p> <p><small>With coupon<br/>Cannot combine</small></p> | <p><b>\$5.00 Off</b></p> <p>FULL GROOM</p> <p>1st Time Customers</p> <p><small>With coupon<br/>Cannot combine</small></p> | <p><b>\$2.00 Off</b></p> <p>FULL GROOM</p> <p>Valued Customers</p> <p><small>With coupon<br/>Cannot combine</small></p> |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|

**REGISTER YOUR PET**

AND GET A **FREE**

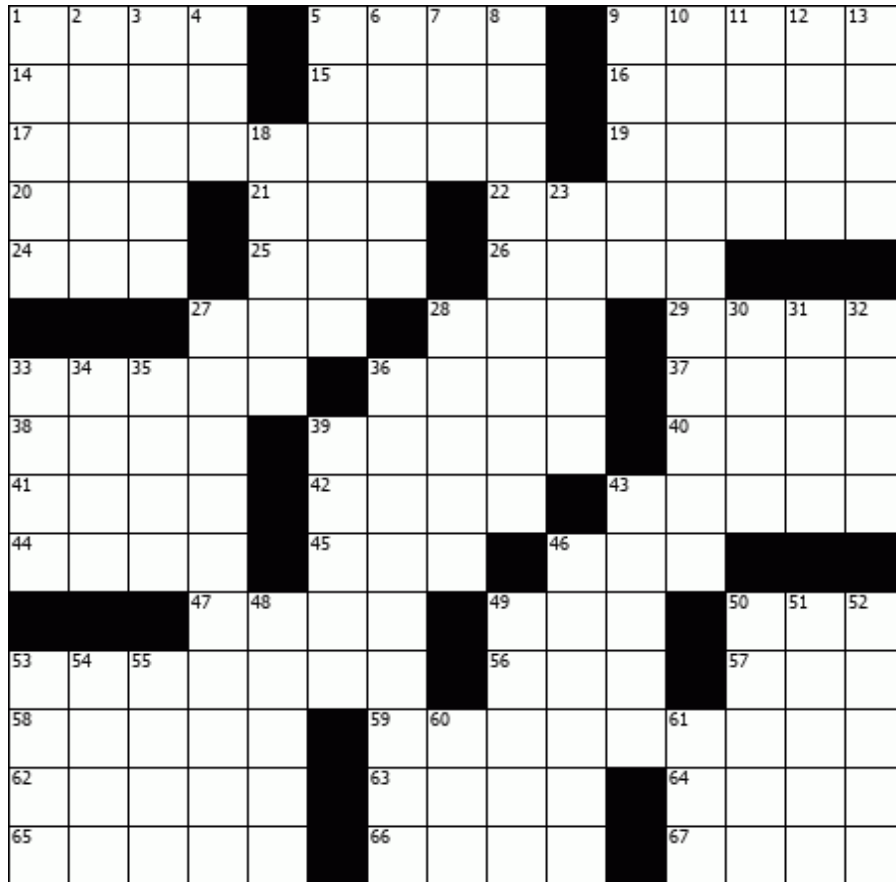


**HOLLYWOOD IDENTIFICATION TAG! CALL ANIMAL REGULATIONS AT 954-431-0600 EXT 227 OR PICK UP A REGISTRATION FORM AT THE FRONT DESK**



**Across**

1. "God's Little \_\_\_"
5. Process a bite
9. Not quite summa
14. Starr-struck instrument?
15. Jungle sound
16. Spring forward time
17. Belle of the ball
19. Brightest star in Virgo
20. Poem originally intended to be sung
21. Juice drink suffix
22. Rejected
24. Alternative to "smoking"
25. One thickness
26. Tuning fork's output
27. Where drives begin
28. Shot target
29. Variable star
33. Hemmed but didn't haw
36. Kind of school
37. Deer's scut
38. Merit
39. Hibernation locales
40. Gossipy tidbit
41. Like diehard fans
42. Swing and Christian
43. Neutral middle vowel
44. Distribute
45. It can be for the course
46. "Murder, \_\_\_ Wrote"
47. React to an uppercut, perhaps
49. Actor activator
50. Gremlin's creator
53. Whoop-de-do
56. It may have a silver lining
57. Victor at Fredericksburg
58. Cookies with a white filling
59. Newbie
62. Apportion
63. Comes to the rescue
64. The "U" of BTU
65. Sheds feathers
66. Clueless
67. Understands, as a joke



**Down**

- |                                               |                                    |                                 |
|-----------------------------------------------|------------------------------------|---------------------------------|
| 1. Build a new room                           | 18. Repaired a paper tear, perhaps | 46. Most indisputable           |
| 2. Ideology                                   | 23. Brilliant feats                | 48. Bridge positions            |
| 3. "American Idol" winner                     | 27. Novice Boy Scout               | 49. Sorority sisters            |
| 4. Down Under bird                            | 28. Tuck's title                   | 50. Peake novel "Titus ___"     |
| 5. Hold protectively                          | 30. "I do," e.g.                   | 51. Promotion basis             |
| 6. Ingredient in mead                         | 31. Panoramic sight                | 52. Word with 5, 10, 25 and 50  |
| 7. Break bread                                | 32. Diva Gluck                     | 53. Type of rubber              |
| 8. Some combatants                            | 33. Coal stratum                   | 54. Folk singer Guthrie         |
| 9. Street's boss                              | 34. Roof overhang                  | 55. Title role for Jodie Foster |
| 10. Trainee                                   | 35. Order in the court             | 60. Maracana Stadium locale     |
| 11. It may be silly                           | 36. Attorney's helper              | 61. Bear greeting?              |
| 12. Pleasantly pleasing                       | 39. Ostracized person              |                                 |
| 13. "When I Was ___" ("H.M.S. Pinafore" song) | 43. Glossiness                     |                                 |





# HOLLYBROOK ENHANCEMENT ACTIVITIES

**MINDFUL MEDITATION** – FREE – Thursdays - 2 to 3 p.m. weekly; Rm 208A Rec Building.

**TECH TUESDAYS** – FREE – Tuesdays, 2 p.m., Social Hall. Bring cell phones, laptops, iPads.

**REIKI MEDITATION** - \$15 per session; Wednesdays; 7 – 8 p.m., Room 208A in Rec Building

**DOMINOES** - Monday thru Saturday, 2 - 5 p.m.; Men's locker room, first floor.



**SILVER SNEAKERS FITNESS** – Monday, Wednesday, Friday – 9:15 a.m.;  
**BALL & STRETCHING** - Thursdays, 10:30 a.m. All classes in the Social Hall.

**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.



**PICKLEBALL** - Pickleball play 8 a.m.- 10 p.m. Social play in the mornings. Courts are lit every evening for play. Free lessons by reservation: 8 - 10 a.m., Tues., Wed., Thurs. Text Mathias at 954-505-9288 to reserve a lesson!  
Watch for all sorts of summer games and tournaments!



**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.

*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!*

**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. Go to [www.hollybrook.com](http://www.hollybrook.com) and log in. Then go to Tennis Reservations and follow the directions. Or just show up. It's summer time! Very little wait time!



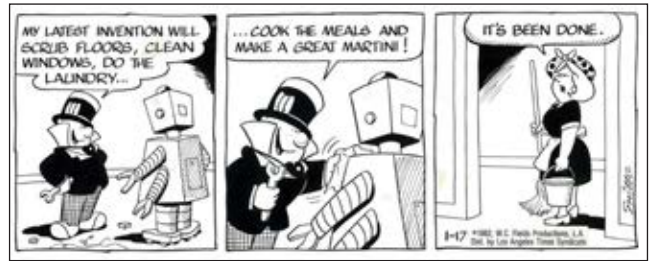
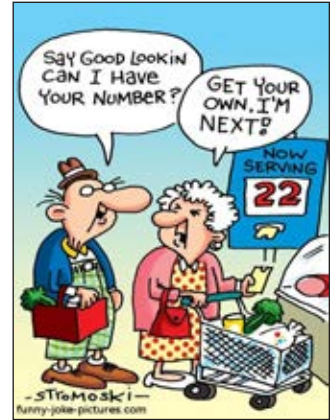
**HOLLYBROOK SINGLES CLUB** – If you like to play pool, shuffleboard, pickleball, cards, ping pong and more, or just hang out, Call Virginia Falco at 954-638-4094.



\*\*\*\*\*

**CENTURY VILLAGE SHOWS - PICK UP AN ORDER SHEET IN THE ADMINISTRATION BUILDING LOBBY** - For information call Phyllis Tucker at 954-404-6267. The current season runs through October 28, 2023. 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!

## Just for Laughs



### Things to Celebrate in August

- International Pirate Month
- National Golf Month
- National Picnic Month
- International Cat Day
- National S'mores Day
- Left Handers Day
- National Tell a Joke Day
- Just Because Day
- Kiss and Make Up Day

### NEED TO TALK? WE'RE HERE FOR YOU.

One on one, couples, and group counseling is available to individuals 60 years of age and above AT NO CHARGE. We're here to help. Please call the Social Services Department to schedule an appointment

**954-450-6888**

The Carl Shechter Southwest Focal Point Community Center  
103 NW 103rd Avenue, Pembroke Pines, FL 33026

*Summer Sports Tips*

## Heat Exhaustion Prevention

By Judy Thomas, Summer Pickleball Chair

- Use SPF broad spectrum sunscreen and apply regularly.
- Avoid direct sunlight. Golfers can seek shade under trees. Pickleballers and tennis players can seek shade under courtside umbrellas.
- Do outdoor activities in the mornings or evenings.
- Drink plenty of water or drinks to replenish your electrolytes lost during sweating.
- Wear light colored, loose fitting sun protection factor (SPF) clothing.
- \* Wear a wide brimmed hat.

## Hollybrook Course Supervisor Moves up in GCSAA Class



Photo by Mark Favus

### WALTER CHAVEZ

Walter Chavez, Hollybrook's Golf Course Supervisor, recently hit a career milestone by achieving Class A membership with the Golf Course Superintendents Association of America.

Kevin P. Breem, the GCSAA President, announced Walter's achievement in a letter addressed to Hollybrook Controller Alex Ivanaksas, who serves also as the community's defacto human resource manager.

"Walter has displayed a strong commitment to professional development

through a mix of competency-based continuing education, work experience, golf centric services and environmental stewardship through meeting either state or GCSAA (requirements)," Breem wrote in the letter.

Moving forward, Walter's next step in his progression through GCSAA is becoming a Certified Golf Course Superintendent which would signify the highest level of professionalism within the industry.

## 2023 PICKLEBALL ACTIVITIES



### EVENTS

- August 18, 2023 Intermediate Round Robin Tournament
- October 20, 2023 Intermediate Round Robin Tournament

Courts 9 and 10 - A, B & E, F  
16 Players, 4 Courts

### AGENDA

- 4:30-5 p.m. Registration & Warm-Up
- 5-8 p.m. Friendly, Competitive Play
- 8-10 p.m. Pizza Party, BYOD



### SPECIAL EVENTS

- July 28, 2023, 6:30 p.m., Pickleball Social
- August 25, 2023, 6:30 p.m., Pickleball Social

Pembroke Lakes Tennis Center  
10500 Taft Street  
Pembroke Pines, FL  
Call (954) 431-4146

or email Mikalea Black at [mblack@ppines.com](mailto:mblack@ppines.com)



### WANTED

#### REFEREES NEEDED FOR PICKLEBALL TOURNAMENTS

#### WANT TO LEARN HOW TO PLAY PICKLEBALL?

Mathias Bartels-Daal, volunteer, teaches 8 – 10 a.m. on Courts 9 and 10, on Tuesday, Wednesday and Thursday. The courts are located across from the Golf ProShop. Please text Mathias at 954-505-9288 and leave your name and a brief message. Bring your own pickleball paddles; balls will be furnished to you.

Please, sandals not allowed.

Questions? Ideas? Call Summer Pickleball Chair Judy Thomas at 773-754-5536

"You can be assured that your facility will continue to be well managed through the expertise of a GCSAA Class A superintendent, the resources of a leading golf association and its network of more than 19,000 members," Kevin Breem said.

Hollybrook Golf Director Bill Friesing said Walter's commitment to Hollybrook residents and guests is evident by his dedicated daily work, but his commitment to his career is proven at least every two years when he attends classes and receives credit for performing duties within the organization. For example, Bill, who is a Class A member of GCSAA, must be recertified next June but he has already earned the credits he needs by serving on the Board of the Southern Florida PGA Section.

"It's like going back to college and all of the classes are business courses required by the PGA of America," Bill said. "Hollybrook is fortunate to have both myself and Walter certified."

# Walter Chavez Wins Golf Championship in Two-peat



For the second consecutive year, Hollybrook's Course Supervisor Walter Chavez brought home the Florida Chapter of the GCSAA Annual Tournament by the skin of his swing.

Walter won with a score of 68 - 4, only one shot under second place winner Bob Harper, superintendent for the Country Club of Coral Springs.

"It's bragging rights, your name on the trophy and a lot, a lot of fun," Bob Harper said.



Photos by Mark Favus

# Rain Fails to Dampen Pickleball Tournament

By Judy Thomas

Hollybrook held its second 2023 Intermediate Round Robin Tournament in late June on Courts 9 and 10. Because the weather did not cooperate, we were able to only play four out of six matches.

Even though everyone was having a great time, the tournament had to be called due to a sudden rain storm. The first team to reach eleven points was pronounced the winners.

Through much deliberation the June 30 tournament ended in a four-way tie. The winners were CB Smith Park guest Richard Onia, guest Kasey Cauthen, and Hollybrook residents Jose Cordova and Raul Gonzalez.

Unforeseen weather did not dampen our pickleball fun.

Thank you to our three special guest referees; Hollybrook President Michael Eaton, Phase 2 Director Susan Galletta and Hollybrook resident Antonio Cordova. Gratitude goes also to everyone who attended. Support from the community is always welcome.

The next Intermediate Round Robin Tournaments are scheduled for August 18 and October 20, weather permitting. If you are interested in participating as a player or guest referee, please contact Judy Thomas at [jthomaswho@aol.com](mailto:jthomaswho@aol.com).

## 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](mailto:easappraisalservices@gmail.com) | [eas-appraisals.com](http://eas-appraisals.com)

## Pickleball

Rule of the Month

*Pickleball is played either as doubles (two players per team) or singles; doubles is most common*

Sports

Special Golf Delivery - Continued from page 19

The Tempo Golf Carts, on lease from Club Car electronic cart and utility company, are paid for per the 2023-2024 Budget approved by the then Board of Administration. Bill said the four-year deal is normal for most courses and the new fleet comes with advantages over the previous fleet.

Each of the midnight blue carts are equipped with electronic technology used in automotive vehicles and the latest lithium battery available. They recharge 33 percent faster than the old standard lead acid batteries and the charges last longer. Each charge will cover 54 holes, which equals three rounds of 18 holes. Cost of average carts range from \$800 to \$1,200, but Hollybrook's cost is reduced because Club Car purchased the old EZ Go carts.

In keeping with Hollybrook's cart speed norm, the carts traveling speed reaches only up to 9 miles per hour.

Bill said 100 of the new carts are dedicated to the PGA course with the remaining 20 now available for the Par 3 course.



**Men's Golf Clinic**  
 Tuesdays ★ 2 p.m.  
 Cost: \$20

Given by  
**Golf Pro Peter Wyndorf**

Sign up in  
**Golf ProShop**

**If your golf game needs professional help, who ya gonna call?**  
*Hollybrook Golf Pros at your service!*

**DON'T WAIT FOR TOO LATE VACCINATE!**

**Animal Welfare Warning**

We know you truly care about animals, wildlife or domesticated, so

**Do NOT feed raccoons or ANY wildlife in Hollybrook**



Hollybrook has a problem right now with residents feeding raccoons. Yes, they seem like cute creatures, but raccoons are wild animals with very sharp teeth and claws AND can quickly become vicious. Some may carry disease such as rabies which could cause you or your pets to become very sick if scratched or bitten. Because some residents are feeding the raccoons, they are appearing more frequently, especially on the golf course, seeking humans to feed them.

Under Hollybrook Rule 10.2 - Pets and Animals: All persons are prohibited from feeding (and) or giving food or shelter to any stray, wild life or waterfowl. Animals in the wild tend to carry disease. The rule applies to ALL creatures including squirrels, birds, iguanas, foxes, raccoons, cats or dogs.

By feeding the wildlife, the animals become emboldened to approach humans for food and they lose their natural instinct to forage for food on their own.

**DO NOT FEED THEM!**

**KEEP YOURSELF SAFE, YOUR DOMESTICATED PETS SAFE AND OUR COMMUNITY SAFE.**

*Crossword Solution*

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S | T | E | G |   | T | S | O | T |   | S | T | T | O | W |
| T | I | N | U |   | S | D | I | A |   | T | O | T | T | A |
| N | R | O | H | N | E | E | R | G |   | S | O | E | R | O |
| E | E | L |   | E | R | O |   | E | R | A | F | N | F | A |
| C | M | A |   | E | U | C |   | L | E | E | R |   |   |   |
|   |   |   | E | H | S |   | R | A | P |   | E | T | E | M |
| V | W | H | C | S |   | S | A | R | E |   | I | D | I | V |
| W | E | T | I |   | S | R | I | A | T |   | N | R | A | E |
| T | I | V | T |   | P | E | R | P |   | D | E | W | E | S |
| V | V | O | N |   | U | L | F |   | E | E | T |   |   |   |
|   |   |   | E | N | O | T |   | Y | L | P |   | N | O | N |
| D | E | N | R | O | C | S |   | E | D | A |   | E | D | O |
| V | A | C | I | P | S |   | E | T | N | A | T | U | B | E |
| L | I | R | A | P | A |   | R | A | R | O | R | W | U | D |
| V | A | G | A | M |   | W | E | H | C |   | E | R | E | A |

## Classifieds

**FOR RENT SEASONAL OR YEARLY** - Bright 2 bdrm and 2 baths renovated with panoramic view of lake. Well maintained, newly furnished, tiled throughout. Eat-in kitchen with wide serve through counter to dining area. Living room glass doors lead out to balcony to panoramic view of lake/fountain. Walking distance from swimming pool. New A/C Syetem. Call Hany at 516-361-5147.

**CONDO FOR SALE** - Phase 4, Bldg 61 Unit 306. 1 bdrm, 1.5 baths, 900 sqft. Completely renovated unit. Tile floors throughout, granite counters, hurricane impact windows, sliding glass door, A/C, new water heater, and more. Rec Lease paid in full. \$164,900. Call 954-274-6082.

**ENJOY A LUXE LIFE IN HOLLYBROOK!** Beautiful condo for rent 2 bdrm, 2 baths, corner unit, spacious, no carpet, freshly updated, newer vinyl flooring, walk in closets, lots of storage, screened in and spacious balcony, call Jackie for more info 954-605-7592.

**FOR RENT SEASONAL** - October 2023 to April 2023, newly renovated, 371 S. Hollybrook Dr. #104 Pembroke Pines FL. 33025, \$2500/month or Best Offer. Contact roncomrie@aol.com or 216-337-8531.

**RENTAL** - Furnished 2 BR/2BA unit, 3rd floor in Phase 4. Remodeled baths, kitchen with upscale stainless-steel appliances, granite countertop, porcelain tiles floors, impact windows, doors. Nicely furnished. Call Marie at 954-540-8818.

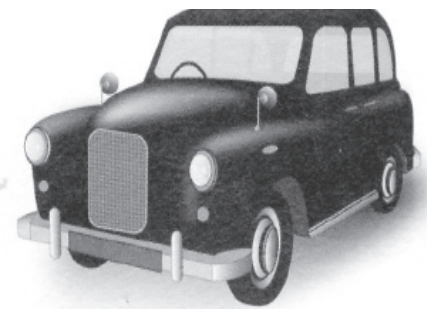


**DON'T FEED THE FERAL CATS!!!**

## Driving with Dennis

*Hollybrook Resident  
Your Neighbor*

**Anytime  
Anywhere  
Call Dennis**



954-517-0106  
or  
860-202-5315

## We Care Committee

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

**Call Harvey Munk - 305-298-3008  
or 954-431-0600 ext. 234**

### *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 tech-  
nician repairs it.*

*The tech will return the sign,  
blankside up, to the side  
of the machine.*

## 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

# Hollybrook Bus Schedule

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

*Broward Meat & Fish Company*

Monday - Thursday - Saturday

Drop off time: 10 a.m.

Pick-up time: 11:15 a.m.

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

Monday - Tuesday - Thursday - Friday - Saturday

## Morning Route

Pick-up - Hollybrook 9:30 a.m.

Drop off - Publix/Dollar Tree 10 a.m.

Pick-up - Publix/Dollar Tree 11:30 a.m.

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

Pick-up - Hollybrook 1 p.m.

Drop off - Publix/Dollar Tree/Library 1:30 p.m.

Pick-up - Publix/Dollar Tree/Library 3 p.m.

Wednesdays *ONLY*: Pembroke Lakes Mall, Super Walmart, Sedanos,

Pembroke Pines Carl Shechter Community Center (Senior Center)

Pick-up - Hollybrook 9:30 am

Drop off - Senior Center 9:45 a.m.

Drop off - Sedanos 9:55 a.m.

Drop off - Pembroke Lakes Mall 10 a.m.

Drop off - Super Walmart 10:15 a.m.

Pick-up - Senior Center 1:15 p.m.

Pick-up - Sedanos 11 a.m.

Pick-up - Pembroke Lakes Mall 1p.m.

Pick-up - Super Walmart 12:45 p.m.

**ALL PICK-UP AND DROP OFF TIMES ARE APPROXIMATE**



## 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](http://211-broward.org/senior-touchline)



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 \_\_\_\_\_

HOLLYBROOK PRESENTS

# Latin Dance NIGHT

Saturday Sept 2nd  
\$20.00PP

**HOT  
LATIN BAND**



**8pm To 11pm**

**BYOB**

TICKETS AVAILABLE IN THE ADMINISTRATION BLDG  
CALL CONNIE MASON 954-648-0115

# THE RESTAURANT AT HOLLYBROOK

***NEW!***

*7-Day Food and Beverage Service*

**WEDNESDAY, FRIDAY,  
SATURDAY & SUNDAY**

**9 a.m. - Kitchen closes at 3 p.m.**

**BBQ at the PROSHOP GRILL**

**EVERY SINGLE DAY! - 9 a.m. - 3 p.m.**

**(Breakfast available at the Grill Saturday and Sunday)**

**THURSDAY DINING ROOM**

**9 a.m. - 7 p.m.**

*For more information call*

***954-432-9854***