

# HOLLYBROOK Election 2023

A courtesy publication from *The Voice of Hollybrook*



## 2023 - 2025 BOARD OF ADMINISTRATION CANDIDATES

Hollybrook Golf & Tennis Club  
Election Date ★ February 16, 2023



### OFFICER CANDIDATES

#### PRESIDENT

Gilles Chevrier  
Michael L. Eaton

#### VICE PRESIDENT

Sylvie Gagnon  
Lois Hollands  
Andrew M. Ingram

#### TREASURER

Salvador Dipp  
Rosalie Labate

#### FINANCIAL SECRETARY

Sylvia Delgado-Jamieson  
Joni Esser-Stuart

#### RECORDING SECRETARY

Roiann Bruno  
Elaine Yost

### PHASE DIRECTOR CANDIDATES

#### PHASE 1

Rochelle (Shelley) Goldgut  
Guillermo Guerrero  
Claude-Andre Lachance  
Connie Mason

#### PHASE 2

#### no vote needed

Reine Fortier  
Susan Galletta  
Ali Munju

#### PHASE 3

Barbara Donawa  
Joseph Greeley  
Edward Griesmeyer  
George Nozick  
Curtis Rice  
Michael Stern

#### PHASE 4

Paul W. Bailey  
Louise Bergeron  
Myra Markowski  
Debbie McCall

#### PHASE 5

#### no vote needed

Hank Koch  
Carl Mack  
Ginny Webber

#### PHASE 6

William C. Brittain  
Carmen DiPuglia  
Brad Mester  
Bradley Mislove  
Matt Sarnell

#### TOWERS - no vote needed

Eugene R. Sanabria  
Paul Tripodi

*Disclaimer: Candidate information contained herein was provided by the candidates.*



Dear Unit Owner,

***This communication serves as the official  
Second Notice of Election as mandated by the State of Florida.***

The ANNUAL Meeting of Unit Owners will be held on **Thursday, February 16, 2023 commencing at 7:30 p.m.** On that night, the election for the next Hollybrook Board of Administration will conclude and ballots will be counted.

**Our deadline to mail voting packages to unit owners is February 2. Inside appropriately marked large white envelopes you will receive;**

- a ballot for the Officer positions that are being contested and candidates for Directors for your Phase; voting instructions are on the reverse side of the ballot.
- information sheets on each candidate who chose to provide one to the Association.
- colored ballot and colored (inner) envelope, a return mail (outer) envelope

**Please note for Phases 2, 5 and Towers: no Phase Director vote is necessary; seats are uncontested.**

To vote, please read the instructions on the back of the ballot. Your completed ballot must be placed inside the small (inner) envelope, and then mailed in the larger (outer) envelope that is addressed to Hollybrook - or you may bring your ballot and drop it into the secure ballot box at the Administration Office **beginning February 2, 2023 until 4:30 p.m. on February 16, 2023.** If you choose, you may bring your ballot to the meeting as long as you arrive to submit your vote before the meeting is called to order.

**If you submitted an Electronic Voting authorization by the January 17, 2023 deadline, you may exercise that option.** If you submitted an authorization for Electronic Voting on time, you will be contacted by Becker Ballot via email, and you will receive all the necessary directions for voting electronically.

Sincerely,  
The 2023 Election Committee

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**On the day of the Annual Meeting, February 16, 2023**

**1) 4:30 p.m., Verification of Voter Eligibility commences.**

The impartial committee designated by the Board of Administration will begin verification of the information on the outer envelope containing returned ballots beginning at 4:30 p.m. in The Hollybrook Playhouse. **This meeting is open to all unit owners who wish to attend.**

**2) 7:30 p.m., Annual Meeting**

**ANNUAL MEETING AGENDA**

1. Call meeting to order at 7:30 p.m.
2. President's State of the Condo Address
3. Collect any uncast ballots
4. Verification of eligibility or unvalidated outer envelopes
5. Quorum count
6. Sealed ballot envelopes opened and counted
7. Result of count announced
8. Adjournment of meeting

**The Swearing In Ceremony of the newly elected 2023-2025 Board of Administration  
will be held the following day,**

**February 17, 2023, at 11 a.m. in The Hollybrook Playhouse.**

**All are invited.**

## GILLES CHEVRIER - CANDIDATE FOR PRESIDENT



### **GILLES CHEVRIER FOR PRESIDENT**

My background during my career was with an international insurance company where I retired in the position of Vice President of Claims.

As a Hollybrook volunteer, I have been your Treasurer, your Financial Secretary, and I am now your Vice President. In these positions, I have utilized my knowledge in financial administration and risk management to reduce delinquencies, maximize income from golf, ensure we have the insurance coverage we need at the best possible cost, and most importantly, assist owners with their TOTAL contract issues.

The next 2 years will present ongoing challenges for our 50-year-old community. Pipes continually need to be fixed, the buildings need painting, elevators need modernizing, roofs need replacing, just to name a few. Along with these ongoing projects, due to recent legislation, we must put in place a plan to conduct structural reviews of our buildings, fix the deficiencies, and also build up our reserves to 100% of replacement costs. All of this will require someone who has the knowledge and experience to work with our Board of Administration, our General Manager and employees, and our volunteers, to get our community through these challenges.

As your President, I will work diligently towards accomplishing these goals for our community. I will listen to you the owners, address your concerns, and treat all with respect. My commitment to you is I will always be available for you.

## MICHAEL L. EATON - CANDIDATE FOR PRESIDENT



My name is Michael Eaton. My wife Pam and I purchased our condo 54-104 in June of 2019, and we plan to make this our forever home. I am a retired police officer having served the City of Largo Florida Police Department for 35 1/2 years and retired April 1st of 2016. My wife is an RN at Memorial Regional Hospital and is the manager of the high risk labor and delivery unit. I am an avid golfer and living in Hollybrook has allowed me to check off "living on a golf course" from my bucket list.

I volunteered to be the building captain for bldg 54 in late 2019. I offered my services as a police instructor to the Chief of Security and we were actively looking at ways to address issues of safety and security before Covid-19 threw all of us into turmoil. I was the pool monitor for pool 3 working seven days a week during the 1-4 pm pool session since we reopened the pool in May until the end of October 2020. I am the co-chair for the recycling program with Mr Harvey Monk. I became an interim director for phase 3 in October of 2020, and was elected Director Phase 3 in February 2021.

During my years as a police officer, I had been involved in Union contract negotiations, and negotiations for the Police/Fire pension. I was a police instructor at the academy instructing high risk training such as Firearms and Driving. I also taught elementary age children about all forms of safety. I am a Certified Expert in Criminal and Civil Court. I have been and always will be a person that fights for what is right for the people that I represent. If I do not know the answer to a question, then I am willing to search for the answer. During this term on the board, I became frustrated with the rampant abuse of power by the President and Vice President. Several attempts were made trying to get answers to multiple contracts being signed without board approval even though it clearly stated in our Bylaws. Employees under attack. Construction companies not being held accountable for poor quality work. The list is long. I plan on bringing back, "Harmony In Hollybrook", by returning the value of allowing all to have input instead of just a few. I would value and truly appreciate your vote to become the next President of the Hollybrook Board of Administration. Thank you for your consideration.



## SYLVIE GAGNON - CANDIDATE FOR VICE PRESIDENT



### Sylvie Gagnon, Vice-president

Married to Howard Bowles since 1985. 2 sons, 6 grandkids, 65 years old... and hopefully here for at least another 20 years!...

I have acquired different fields of expertise making me the best candidate to take over the vice-president's position. Over the years, I acquired a solid expertise in the fields of Insurance, Telecommunications, Executive Business Management and Real Estate. My last challenge was to take over the General Manager's position at our Golf Club to manage the golf activities and the Restaurant. I was also the president of 2 Condominium Associations from 1995 to 2022.



**SYLVIE for VP...**

#### **WHY SHOULD YOU VOTE FOR ME? I am independant and here to represent the residents!**

Since 2009, I have been an active volunteer in our community. The achievement of which I am mostly proud of is the improvement of communications with the replacement of the telephone system resulting in a yearly saving between 40K and 50K.

#### ***My goal is to be part of a Team that will work together towards success...***

- by reinstating Committees and workshops to improve communications between the Board and the Residents...
- by improving the areas that need to be fixed such as the Restaurant and the cleanliness of our infrastructures...
- by increasing the value of our properties thru Quality control of a preventive maintenance planning, improving our resident's services and educating the Realtors about all the advantages offered by our Community
- And most importantly, by keeping our finances in a sound financial state with complete transparency and monthly reports available at all time.

**QUESTIONS? [sgagnon0806@gmail.com](mailto:sgagnon0806@gmail.com) / Social Hall: Feb. 1st & 13th at 7pm**

## LOIS HOLLANDS - CANDIDATE FOR VICE PRESIDENT

### **LOIS HOLLANDS for VICE PRESIDENT**

- Full time resident of Hollybrook for 6 years
- Board Member for Phase 2 – 2019 to 2021
- Served on the Steering Committee, Rules Committee, **and** Hearing Committees
- Originator and Manager of the Brick Memory Garden
- Chair of Animal Regulations
- Advertising Manager, Editorial Assistant **and** feature writer for The Voice of Hollybrook
- Chair of the 50<sup>th</sup> Anniversary Committee
- Publisher of the 50<sup>th</sup> Anniversary Cookbook



#### **Professional Experience**

- 20-year Executive Director of Bonita Springs Assistance Office; providing temporary personal and/or financial assistance to residents . . . to help others recognize their ability to help themselves.

#### **Public Honors**

- Named with late husband Norm as 'People to Watch' for opportunities to make significant contributions to the Southwest Florida community – *The News Press (Southwest Florida)*
- Municipal Proclamation – *City of Bonita Springs*

If elected I promise **Fairness, Cooperation, Transparency and Civility** for **all** the residents of Hollybrook Golf & Tennis Club

# ANDREW INGRAM- CANDIDATE FOR VICE PRESIDENT

## VOTE ANDY INGRAM FOR VICE PRESIDENT

WE HAVE LIVED IN HOLLYBROOK FOR 18 YEARS AND I HAVE SERVED ON THE BOARD OF DIRECTORS FOR 14 YEARS AS WELL AS THE ELECTION COMMITTEE AND HMGA BOARD. I HAVE VOLUNTEERED AT BINGO FOR 6+ YEARS AND AM A MEMBER OF THE ITALIAN CLUB

I WORK WELL WITH OTHERS TO REACH CONSENSUS AND SUCCESS

I AM RESPECTFUL AND COURTEOUS TO ALL COLLEAGUES AND RESIDENTS. I AM DEDICATED TO MAKING HOLLYBROOK THE SAFEST PLACE TO LIVE IN FLORIDA.

I WILL BE A VICE PRESIDENT OF INTEGRITY, HONESTY AND COMMON SENSE.

Married to Maureen 49 years  
2 years military service  
Senior training instructor for Delta Air Lines responsible for maintaining training records required by Delta Air Lines and the FAA  
Past Vice President of Delta ski association.



Andy Ingram Bldg  
28 Apt. 306.  
781-799-2434

# VOTE!

## IT IS YOUR RIGHT AND DUTY TO ELECT YOUR LEADERSHIP!



*Celebrating 50 Years of representation for  
and by the people of Hollybrook*

**CANDIDATE PROVIDED INFORMATION FOR THOSE SEEKING POSITIONS OF  
TREASURER, FINANCIAL SECRETARY OR RECORDING SECRETARY  
BEGIN ON THE NEXT PAGE. PLEASE TURN NOW TO PAGE 6.**



## SALVADOR DIPP - CANDIDATE FOR TREASURER

### MIS OBJETIVOS COMO TU FUTURO TESORERO:

Soy Contador Público y Presidente de una firma de contabilidad, nómina e impuestos en Miami. Actualmente soy un Director en las Torres y como su futuro Tesorero, mi principal objetivo será asegurar la responsabilidad fiscal continua de Hollybrook. Haré un seguimiento de nuestros gastos para asegurar que nos mantengamos dentro del presupuesto y me comprometo a tener la responsabilidad general del bienestar financiero de nuestra comunidad. Buscaré formas de reducir nuestros gastos mientras mantengo todos los servicios importantes para nuestra comunidad. Nuestras áreas de recreo son una parte importante de la inversión que tenemos en nuestros condominios. Debemos seguir manteniéndolos al más alto nivel posible. Garantizaré el financiamiento continuo de nuestras reservas y nuestra contingencia asignada para mejoras de capital.

### MY GOALS AS YOUR NEXT TREASURER ARE:

I am a Public Accountant, and I am President of an accounting, payroll, and tax firm in Miami. I am currently a Director in the Towers and as your future Treasurer, my main goal will be to ensure continued fiscal responsibility for Hollybrook. I will track our expenses to ensure we stay within the budget and I commit to have overall responsibility for the financial wellbeing of our community. I will be looking for ways to reduce our expenses while maintaining all important services to our community. Our amenities are an important part of the investment we have in our condos. We must continue to maintain them to the highest standard possible. I will ensure continued funding of our reserves and our allocated contingency for capital improvements.

### MES OBJECTIFS EN TANT QUE VOTRE FUTUR TRÉSORIER:

Je suis comptable et je suis président d'un cabinet de comptabilité, de paie et de fiscalité à Miami. Je suis actuellement administrateur dans les tours et en tant que futur trésorier, mon objectif principal sera d'assurer le maintien de la responsabilité financière de Hollybrook. Je suivrai nos dépenses pour m'assurer que nous respectons le budget et je m'engage à assumer la responsabilité globale du bien-être financier de notre communauté. Je chercherai des moyens de réduire nos dépenses tout en maintenant tous les services importants à notre communauté. Nos commodités sont une partie importante de l'investissement que nous avons dans nos condos. Nous devons continuer à les maintenir au niveau le plus élevé possible. J'assurerai le financement continu de nos réserves et de notre réserve pour les améliorations des immobilisations.



**SALVADOR DIPP**  
TREASURER

for a better Hollybrook!

**LET'S WORK TOGETHER!**



## ROSALIE LABATE - CANDIDATE FOR TREASURER



### **ROSALIE M. LABATE CANDIDATE FOR THE OFFICE OF TREASURER**

I am seeking the position of Hollybrook Treasurer since I am very concerned about the direction Hollybrook is heading. We need checks and balances in all aspects of Hollybrook. I pledge to review expenses, and seek detailed expansions prior to signing checks. We are not a one-person operation. We are a condominium association governed by collaborative discussions, exchanges of ideas and concepts, and mutual respect. Restoring these basic principles will be one of my major goals.

I have served in Hollybrook as a two-term President, and as Recording Secretary, Vice President, Treasurer, and, currently, Phase 3 Director. Over the last 20 years I have served on a variety of essential committees, including several budget and steering committees, and before they were disbanded, the 40 year inspection, pool renovation, and playhouse renovation committees. I bring this vast experience of Hollybrook operations to the position. The Treasurer is charged with oversight of out expenditures and I am more than qualified to monitor and ensure our adherence to standard principles and policies in association with our Comptroller, auditors, and Board of Administration Directors. I know what needs to be done. Contracts must be vetted, brought before the Board for approval, and then have supervised implementation. Reserve funds must be carefully developed and scrutinized, always with the major goal of doing what is in the best interests of the Hollybrook unit owners.

It has been stated by some that my ideas are outdated. I certainly disagree with this sentiment. Good business practices and ethics are NEVER outdated. Civility, honest debate, and respect for others, is never outdated. I unequivocally state that I will endeavor to restore fiduciary responsibility, stability, and confidence to our community and ask for your help and support by voting for me as your Treasurer.

I am supporting the Michael Eaton team in this election. We are all individuals who will vote independently but we share a common goal – the best interests of Hollybrook. While we may not agree on every issue, we will definitely have free and open exchange and attain a resolution which will benefit Hollybrook unit owners. I firmly believe in the mantra, "There is no I in team."

**Please vote for Rosalie Labate for Treasurer of Hollybrook.**

# SYLVIA DELGADO-JAMEISON - CANDIDATE FOR FINANCIAL SECRETARY



My name is Silvia Delgado-Jamieson; I have been full time Hollybrook resident for about 6 years.

I have always been excited about the idea of being able to be involved in community services that include supporting and improving my family, friends and last but not least my neighbors.

- ❖ I am an active Health Care employee in one of the most prestigious and well-known hospitals in South Florida for 21 years.
- ❖ I served as a Financial Coordinator for several years; and now I have the pleasure of being the Quality and PI Coordinator for the Transplant Division.
  - ✚ My knowledge,
  - ✚ My Organizational skills
  - ✚ My Fluency in English and Spanish
  - ✚ My Willingness to listen
  - ✚ My Sensitivity to other's needs,

*Make me suitable to serve as the Financial Secretary for Hollybrook Golf and Tennis Community for the next 2 years.*

- ❖ *My word is reliable and dependable. Thank you for your vote.*

Mi nombre es Silvia Delgado-Jamieson, soy residente a tiempo completo en la comunidad de Hollybrook.

Siempre me he sentido atraída por la idea de servir a la comunidad, me ha gustado apoyar y ayudar a mejorar las condiciones de vida de mi familia, amigos y vecinos.

- ❖ En la actualidad y por más de 21 años he sido empleada a tiempo completo en uno de los hospitales más prestigiosos del Sur de la Florida:
- ❖ Allí he trabajado como Coordinadora Financiera por varios de esos años, y en el presente tengo el privilegio de trabajar en Dept. de Transplante como Coordinadora de Calidad y Mejoramiento.
  - ✚ Mi conocimiento
  - ✚ Mi capacidad de organización a todo nivel,
  - ✚ Mi fluidez en Inglés y Español,
  - ✚ Mi capacidad de escucha y mi sensibilidad a las necesidades de los otros.

*Me hacen una persona adecuada para servir en HOLLYBROOK como Secretaria Financiera por los próximos 2 años.*

- ❖ *Mi palabra es confiable y segura. Gracias por su voto*

Je m'appelle Silvia Delgado Jamieson. Je suis résident à la communauté de Hollybrook.

J'ai eu, toujours le sentiment de pouvoir servir, et aussi, être dans les services communautaires. J'aime aider et appuyer à l'amélioration des conditions de vie de ma famille, mes voisins et de mes amis.

- ❖ Actuellement et pendant plus de 21 années, j'ai travaillé et je suis encore, à l'hôpital dès plus prestigieux du sud de la Florida,
- ❖ Plutôt comme Coordinatrice Financière, et maintenant à la de division de Greffe, également, Coordinatrice de Qualité et Amélioration.

- ✚ Ma connaissance,
- ✚ Capacité d'organisation à tout niveau.
- ✚ Je parle l'anglais et l'espagnol.
- ✚ Par ma capacité d'écouter les gens
- ✚ Et ma sensibilité pour ses besoins,

*Ils font ma personne pour servir à la communauté de Hollybrook, en charge de la Sècretarie Financière pour les prochaines deux ans.*

- ❖ *Mon engagement est total et sûr. Merci beaucoup pour votre vote.*

# JONI ESSER STUART - CANDIDATE FOR FINANCIAL SECRETARY



## JONI ESSER-STUART

I am running for a second term as your Financial Secretary because I have made progress in collecting the Quarterly Maintenance Payments in a timely manner, reduced delinquencies and sent the appropriate accounts to Collections. Difficult decisions are often a part of this position and I have made each decision after a careful review of the facts.

Most of you already know me and thus realize that I have positively contributed to our Hollybrook community for many years. I spearheaded the effort to provide internet access in the multi-purpose building and at our pools. I have served on the Board as a Director and as your Recording Secretary prior to serving as your Financial Secretary. In addition, I chaired the recycling program for many years and initiated the distribution of the free Hollybrook recycling bags, implemented the Health Fair and Senior Expo and coordinated the yearly Flu Clinics. I recently brought the AARP Safe Driving Course to Hollybrook and I worked diligently on the golf fundraiser for the Harry Chapin Food Bank of Southwest Florida following Hurricane Ian.

We were blessed that Hurricane Ian changed course and did not directly impact Hollybrook and southeast Florida this past year. No one can predict the future but one day it might be us and we need to be ready. We also face other challenges, particularly difficult financial decisions. The Board must find the monetary resources to adequately address infrastructure issues, insurance, reserve funds, the inspections and the structural integrity studies mandated by the Florida Legislature. Other issues of concern are our restaurant and ensuring that contracts are awarded after competitive bids, review, discussion, and then approved by a majority of the Board.

I respectfully ask for your vote to serve as your Financial Secretary for a second term. Please feel free to contact me ([jiesserstuart@gmail.com](mailto:jiesserstuart@gmail.com)) if you have any questions or if you want additional information.

# ROIANN BRUNO - CANDIDATE FOR RECORDING SECRETARY



## ROIANN BRUNO FOR RECORDING SECRETARY

Hi everyone, my name is Roiann Bruno and I am running for the position of Recording Secretary in the upcoming election. My working background involved Property Management for 500 units in New York. I also was a Real Estate Agent and managed and owned restaurants. I am a second-generation unit owner, and after 15 years of being a snowbird, in 2017 I became a full-time resident.

I have volunteered in Hollybrook for many positions. 2 years ago I stepped up for the position of Recording Secretary when it was required. Also, I was a Phase 6 Director for nearly 2 terms. During the last 12 years, I have volunteered mainly in the Records Department, but have also been involved on several committees including Election, Restaurant, Abandoned units, Interim Volunteer Coordinator, and finally the Security Audit committee.

I have dedicated myself to Hollybrook and my fellow unit owners. I am honest and abide by a high code of ethics. I commit to abide by our Rules and By-Laws.

I hope you will consider voting for me for the position of Recording Secretary.

# ELAINE YOST - CANDIDATE FOR RECORDING SECRETARY

Re-elect ***Elaine Yost***  
as ***Recording Secretary***



Volunteering is a great way of giving back to the community, cutting costs, and enhancing life experiences. My qualifications and experience have been an asset in fulfilling the position of Recording Secretary at Hollybrook. Please allow me to continue to do the job for you!

### Accomplishments

- ✓ **Record** Board Meeting Minutes for Publication in the Voice of Hollybrook
- ✓ **Voting:** Tally, record, and report Unit Owner's Fully Funded Votes, Special Board Elections, Steering Committee Selection
- ✓ **Interfacing with Compliance Department:** Updating, Reformatting Rules & Regulations for Easier Readability & Usability
- ✓ **Assist Communications Department:** Update the Hollybrook Portal (Hollybrook.com) with Board Meeting Minutes, Signed Contracts, and the Rules & Regulations.
- ✓ **Manage [Forum@Hollybrook.com](mailto:Forum@Hollybrook.com)** Email & Report Input from Residents to the Board
- ✓ **Archive & Secure** All Officer's Minutes & Reports (Treasurer, Financial Secretary, & Recording Secretary)
- ✓ **Created, Categorized, & Archived** Numerous Files Related to Recording Secretary's Responsibilities Insuring Portability

### Qualifications of Experience

- ✓ **Full time resident of Hollybrook** for 33 Years: Golfer, Tennis Player, & Dog Owner; Florida Resident since 1954
- ✓ **Motorola Employee for 33 Years:** Production; Management & Supervision; Engineering; Inventory & Purchasing; Benchmarking; Metrics; Worldwide Application Support: Electrical/Mechanical Computer Aided Design, Integration, & Simulation; Technical Writing, Illustration, & Training; Photolithography; Layout, Design, Operation & Management of HEPA Clean Room
- ✓ **Hollybrook Volunteer:** Communications Office Support: Video-recorded Meetings, Subject Specific Topics & Televised on both Channels 92 & 93; Produced posters, flyers, and tickets; Showed Movies in the Playhouse; Helped Employees & Volunteers with Computer & Various Issues
- ✓ **Miramar & South Broward Orchid Societies:** 1<sup>st</sup> Vice President – Scheduled Speakers; Newsletter Editor; Secretary; Presenter
- ✓ **Extremely Organized; Excellent** Typing, Spelling, & Filing Skills; **Works Well** with Others!

Vote for

***Yost with the Most!***



**ROCHELLE (SHELLEY) GOLGUT - CANDIDATE FOR PHASE 1 DIRECTOR**

**Hollybrook Candidate for Phase 1 Director**

**Candidate: Rochelle (Shelley) Goldgut  
Bldg. 9 Unit 301**



I have been a seasonal resident in Hollybrook since 2010 and am active in Golf and Pickleball.

I take great pride in our beautiful diamond of a community. The current administrative unrest has stimulated my interest in becoming involved to be part of the solution. In my opinion we have all the human resources available internally to govern this association with dignity, competence, efficiency and integrity.

I am retired from a career in Property Management where I held the role of leasing and marketing of commercial and residential properties. Prior to that I held a real estate license and sold residential properties.

I also bring experience in life skills coaching to the table. This skill has afforded me the ability to see things from all perspectives and to value the ideas, thoughts and feelings of others. Given the current animosities that I have witnessed in taped board meetings I believe these skills can assist me in bringing peace and harmony back to the Hollybrook administrative team.

If elected as one of your phase directors I will ensure that you are kept up to date on all the goings on in Hollybrook.

I will ensure that your requests and recommendations are heard at board meetings and I will report back to you on the feedback.

It is time for residents' recommendations and requests to be heard and I will make certain to be that conduit on your behalf.

**Let us bring reason and harmony back to our community.  
We can make progress while maintaining dignity and respect of one another.**

**GUILLERMO GUERRERO - CANDIDATE FOR PHASE 1 DIRECTOR**

**GUILLERMO GUERRERO**

9410 N. Hollybrook Lake Drive, Apartment #106  
Pembroke Pines, Florida 33025  
305-316-9232  
[ggwilly@aol.com](mailto:ggwilly@aol.com)



**I am a psychologist, graduated in Cuba in 1982; I am presently working as a Case Manager at New Horizons CMHC for more than 26 years.**

I am a fulltime resident at Hollybrook Golf and Tennis Club since March 13, 2019  
On December 2021 I became a member of the Board of Directors for the phase I to the present.

**Experience - 01/24/1996 to Present**

New Horizons CMHC, Inc.  
Miami, Florida

**Adult Targeted Case Manager**

- Provide Case Management services to individuals that have a mental health diagnosis and need assistance to diminish symptoms and to learn how to live independently in the community dealing with psychosocial stressors through assessing, planning, monitoring, linkage, referral and follow ups.
- Completion of consumer's progress notes on every service provided.
- Completion of Comprehensive Service Plans, Comprehensive Treatment Plan Reviews.

1990 to 1994 - City of Cotorro  
Havana, Cuba

**Vice-Director of Education**

- To oversee and assist the continuous education of doctors and specialists.

**Education**

- 1982, Psychology School of Havana University, **Licensure in Psychology**, Havana, Cuba
- 1995, Josef Silny and Associates of Miami (Transcript Services), **Bachelor of Arts in Psychology**, Miami, Florida

**Certifications**

- June 2017, Florida Certification Board, **Certified Behavioral Health Case Manager, (CBHCM)**
- 1996, Comprehensive Training Center, Inc., **Targeted Case Management: Person to Person Training** (AHCA Approved Course), Miami,

# CLAUDE-ANDRE LACHANCE - CANDIDATE FOR PHASE 1 DIRECTOR

## Claude-André Lachance, candidate for Director in Phase 1

### Experience

An attorney (Quebec Bar)

Member of Parliament (Canada)

Vice-President for a Fortune 100 manufacturing company

Director for the Towers (Hollybrook)

Chair of the Strategic Planning Committee for Hollybrook

Co-Chair of the Hollybrook Documents Restating initiative

Led a security and safety audit for our condominium

Vice-President of Hollybrook

### *My commitment to Phase 1 Residents:*

- *Always make sure our buildings, facilities and grounds are well maintained*
- *Do the right thing but as importantly doing it right by listening to our residents and treating everyone with respect*
- *Spend your maintenance assessments responsibly and maintain our condominium in a financially sound manner*
- *Sustain and nurture the quality of our community*

PLEASE VOTE ON  
February 16



*I am a second generation resident of Hollybrook. I have been coming here since 1989 when my dad bought a unit in the Towers, and I love this place!*

# CONNIE MASON - CANDIDATE FOR PHASE 1 DIRECTOR

## CONNIE MASON BIO

I have been a full-time resident of Hollybrook Golf & Tennis Club for 14 1/2 years. During this time I have served as the Building Captain for Buildings #2 & #5. I have handed out water, assisted people when elevators were down, called for ambulances, called for police, made sure trees were cut back before storms, requested building repairs & everything else I could do to help the residents.

My parents moved here in 1973 and were responsible for starting every aspect of this wonderful community... from the 1st Tennis Club, Golf Club, Bridge Club & Even the Entertainment!!! I used to come in & visit them here & actually got to watch as they "Built Their Paradise".

During this time I had an extraordinary career as an entertainer myself. The American Ballet Theater, Broadway, Las Vegas & 7 movies kept me very busy!!! After a knee injury sidelined my dancing, I went from "in front of the camera to behind".

I started the 1st of 2 Multi-National Entertainment Companies that I still run today. Being President, COO, & CFO, I handle every contract, negotiate every deal & still Produce, Direct & Choreograph Every Show. From Plumbing Problems to Sound & Lights, my hands are in Everything!!! That's why my father, a Fantastic Professional Singer himself, called me "His Fixer" & asked for my help when they started with the entertainment in Hollybrook.

From the very 1st party... I was here. Then we started to bring in the SHOWS! First with my Dad until his death in 2001. Then with my mother who took over through 2009. "Cirque du Soleil", "West Side Story", "Gypsy", "Holiday Shows", "The Chippendales" and SO MUCH MORE!

**I was here helping from the beginning.  
Now I'd like to Take Part in Rebuilding the FUTURE!**



## REINE FORTIER - CANDIDATE FOR PHASE 2 DIRECTOR



Dear fellow residents of Hollybrook. My name is Reine A. Fortier and I am running for director of Phase two. Having been your director for several years I have seen what can happen when you have an administration that knows what to do and one that does not. These past two years have seen more positive changes in Hollybrook that I remember seeing in the last three to four administrations.

I am currently the Chairman of the Screening Committee. This committee interviews potential buyers and renters who wish to make Hollybrook their home. In the past this committee was a welcoming committee for any and all that wanted to move here. Now those that come here are asked direct questions and their applications are scrutinized. I am also the chairman of the Safety and Security Committee. During the past two years the committee has established a safe walking path between Phases one and two. Strongly pushed for increased lighting in and around Hollybrook as advised by Pembroke Pines Police Department and our insurance company.

We also diverted foot traffic coming into Gate A from behind the security building to a locked gate in front of the security building. Now guards see who is entering our property. We will also be placing speed detectors around Hollybrook to warn people of their speeds. These devices will tell us how fast cars are traveling, what time of day it is occurring and will help us in our efforts to reduce speed in Hollybrook. security building to a locked gate in front of the security building. Now guards see who is entering our property. We will also be placing speed detectors around Hollybrook to warn people of their speeds. These devices will tell us how fast cars are traveling, what time of day it is occurring and will help us in our efforts to reduce speed in Hollybrook.

In closing I would ask for your support for another term as your director. If you like the changes that you see here in Hollybrook, then send me back to the board to continue the work that we have started.

**Chers co-citoyens de Hollybrook. Mon nom est Reine A Fortier et je me présente comme candidat pour un autre mandat au poste de directeur de la phase 2. Ayant été votre directeur pendant plusieurs années, j'ai vu ce qui peut arriver lorsque vous avez une administration qui sait quoi faire et une autre qui ne le sait pas.**

**Hollybrook a connu durant les deux dernières années d'importants changements plus que positifs, changements que nous n'avons pas vus depuis les trois ou quatre dernières administrations.**

**Entre autre, je suis également le président du comité de sélection. Ce comité interroge les acheteurs et les locataires potentiels qui souhaitent faire d'Hollybrook leur résidence. Autrefois ce comité était un comité d'accueil pour tous ceux qui voulaient emménager ici. Maintenant ceux qui viennent ici se voient de répondre à des questions directes et leurs candidatures sont examinées de près.**

**Je suis également le président du comité de sécurité et de sûreté. Au cours des deux dernières années, le comité a établi un sentier pédestre entre les phases un et deux. J'ai fortement contribué pour le nouveau système d'éclairage accru à l'intérieur et aux paramètres de Hollybrook, le tout qui a été fortement conseillé par le service de police de Pembroke Pines et notre compagnie d'assurance.**

**Nous avons également réussi à sécuriser le trafic piétonnier anciennement situé derrière le bâtiment de sécurité, en le détournant à l'avant du bâtiment, de sorte que les agents de sécurité puissent voir qui entre dans notre communauté.**

**Nous placerons également Speed Stick soit des détecteurs de vitesse, autour de Hollybrook pour avertir les gens de leur vitesse. Ces appareils nous diront à quelle vitesse les voitures circulent et à quelle heure de la journée elles se produisent, le tout qui nous aideront dans nos efforts de réduire la vitesse à Hollybrook.**

**En terminant je sollicite votre soutien pour un autre mandat à titre de directeur. Si vous aimez les changements apportés à Hollybrook dernièrement, ce serait important que je puisse prolonger mon implication et ainsi continuer le bon travail que nous avons débuté.**

## SUSAN GALLETTA - CANDIDATE FOR PHASE 2 DIRECTOR



Susan Galletta  
Bldg 18 #110  
954-732-0262

I am running for the position of Phase II director. I have been a full time resident of Hollybrook for 11 years. My background includes being a teacher, various customer service and sales positions, both in front line and in supervisory capacities. I was a service supervisor for Carrier A/C Commercial service responsible for ordering parts and overseeing the timeliness of contracted jobs. I was a basketball coach for 20 years where working together is key, having a vision and a common goal. I am an active Realtor (20 years) and as such have an interest in not only safeguarding our Property Value, but also serving our community to make it the best it can be. This can only be accomplished by both working with each other on the board and listening to our residents. I believe I bring fresh ideas and perspectives and offer a professional and calm demeanor. I would appreciate your support. This is a TEAM effort!

*Turn page for next Phase 2 Director Candidate and start of Phase 3 Candidates*



## ALI MUNJU - CANDIDATE FOR PHASE 2 DIRECTOR



PROFILE

I have resided in South Florida for almost 35 years, most of them in Broward County. Professionally I am a businessman, I would like to contribute to the community. For the last 20+years I have been involved in many communities based nonprofit organizations such as HOA, Lions Club Int, HOPE Foundation for Children & Women and many more. During this time, I handled \$19 million+ budget successfully, reduced HOA fees 3x, maintained the same fees 2x, among many other accomplishments. In the last 2 years, I reorganized the building captains of Hollybrook (the positions being mostly vacant). During this time, we have successfully redecorated the swimming pool area, playhouse, and bike lane/walk, along with many other improvements around the community. Together we can do the same again in Hollybrook with your help. Thank you and I appreciate your support in the upcoming election.

# ALI MUNJU

FOR PHASE- 2 DIRECTOR  
EDUCATION

MASTER'S DEGREE IN POLITICAL SCIENCE & BUSINESS ADMINISTRATION. TWO YEARS COURSE OF LEGAL ASSISTANCE.  
HOA/CONDO/CO-OP BOARD MEMBER CERTIFICATION COURSE FROM BECKER AND POLIAKOFF LAW FIRM.

### WORK EXPERIENCE

RESTURANT MANAGER SHERATON BALHARBOUR, FLA (11Y)  
CEO PHONE CARD USA MIAMI FLA (10Y)  
BUSINESS & REAL STATE INVESTMENT (PRESENT)

### COMMUNITY EXPERIENCE

- 2 YEARS DIRECTOR OF HOLLYBROOK GOLF & TENNIS CLUB (PHASE 2)
- 14 YEARS OF HOA DIRECTOR (WALNUT CREEK)
- 6 YEARS OF ELECTED COMMUNITY DEVELOPMENT DISTRICT (CDD) SUPERVISOR SEAT-3 WC COMMUNITY DEVELOPMENT DISTRICT
- MEMBER OF HOA SCREENING COMMITTEE, ARCHITECTURAL COMMITTEE, FINANCIAL RECOVERY COMMITTEE AND MANY MORE.
- CHAIRMAN OF THE BUILDING CAPTAIN COMMITTEE (HOLLYBROOK GOLF & TENNIS CLUB)

EMAIL: [Phonecardusa9@aol.com](mailto:Phonecardusa9@aol.com)  
PHONE-305-281-0293

## BARBARA DONOWA - CANDIDATE FOR PHASE 3 DIRECTOR



# BARBARA DONAWA

My name is Barbara Donawa. I am a full time resident in Hollybrook since 2019. I started my career as an Administrative Assistant at the US Department of Labor Employment and Training Administration in New York. Later, moved to Trinidad & Tobago where my husband Joseph and I owned and operated **Jhullian Graphics Advertising Design Company**. My responsibilities as company secretary included handling company payroll, collections, typesetting and proof reading. Later, we relocated to Jacksonville FL where we built our home. I then worked for the U.S. Railroad Retirement Board where I was a Claims Representative.

This entailed interviewing and completing railroad workers applications for retirement, disability, sickness and unemployment benefits. I retired in 2019 after more than 30 years in government. I moved to Hollybrook Golf and Tennis Club where we now call home. My son, Jhullian served in the Marines and in Afghanistan. He now works as a Special Agent with the Department of Defense in Washington DC. I am very interested in keeping our community a safe and harmonious place to live. I assure you that I will do my best to work on behalf of Hollybrook residents, keeping your best interests in mind. I would like your vote for our Board of Directors in Phase 3. My hobbies are tennis, walking, interior decorating and landscaping.

## JOSEPH GREELEY - CANDIDATE FOR PHASE 3 DIRECTOR

### **Joseph Greeley Candidate for Phase 3 Director**



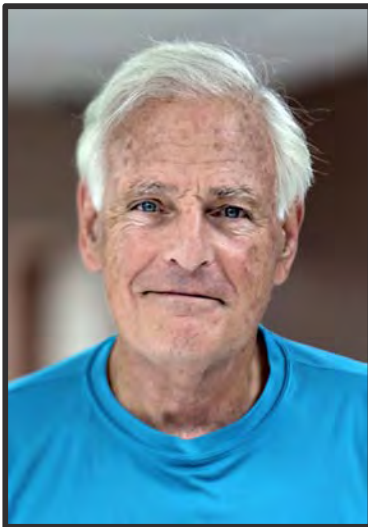
Hi, I'm Joseph (Joe) Greeley. I've been an owner in Hollybrook for over 6 years and have lived here full-time for the past 3 years. My family, including 2 adult sons, 2 daughters-in-law and 7 grandchildren all live in Pembroke Pines, making me a full-time granddad. I live with my partner Karen here in Building 54 unit 303 in Phase 3.

I am running for a Director position for Phase 3. My background for over 40 years is in civil engineering and am currently a licensed professional engineer in Florida. During my career, I have been a consultant to numerous communities in matters of civil engineering, environmental compliance, building department administration, budget development and planning, as well as operations. We at Hollybrook are facing the 40 year recertification requirements recently enacted in Florida and I feel my background is ideally suited to contribute to helping our community comply with these requirements. With proper planning and budgeting, we can minimize the financial impacts to our community as we navigate these new building safety requirements.

It would be my goal as a Director to work together with the other Phase 3 Directors to gather the opinions and concerns of the Phase 3 residents and bring that information to the Board of Director meetings to better inform the Board in decision making. Also, as a member on the Board, making decisions that are inclusive of the needs and desires of all the Owners at Hollybrook, considering the varied opinions and needs of our residents, will be my top priority.

## GEORGE NOZICK - CANDIDATE FOR PHASE 3 DIRECTOR

### **George Nozick Phase 3 Director**



I have been in Hollybrook since 1974 when my parents purchased a unit in building 53. My career was based in the insurance industry. I became an owner and President of Manning and Nozick Insurance agency in Georgia. During those years, I volunteered at the Atlanta Jewish Community Center and became President of the Atlanta Association of Independent Insurance Agents.

Back in 2020 I volunteered and was accepted to be part of the Insurance Advisory Committee put in place by Hollybrook's Board of Directors. For the last 2 years I have worked diligently with our Chair Gilles Chevrier to make sure Hollybrook was getting the best deal for our insurance coverage. At first, we reached out to at least 2 other Insurance Brokers other than the incumbent broker so that for the first time in 15 years we got the broker. We first got the broker we recommended to the Board to reduce to reduce their commission to offset the interest we were paying on our premium up to that point. Last year we had the broker reduce his commission by \$80,000.

I am also volunteering as a member of the Hearing Committee of Hollybrook that hears the appeals of owners that are challenging the penalties that were imposed by the Rules Enforcement Committee.

I am ready to be your phase Director for phase 4 for the next 2 years and help Hollybrook be the Community that cares.

## CURTIS RICE- CANDIDATE FOR PHASE 3 DIRECTOR



### **CURTIS RICE**

Hello fellow owners. My name is Curtis Rice and I would like your vote for Board of Administration in Phase 3. I have been a condominium owner in Hollybrook for six years.

I am deeply concerned with the excessive amounts of our money being spent by the current administration with little oversight. With these new elections in mind, we can choose new members who are willing to take Hollybrook Golf and Tennis Club in a new direction. This will assure that projects are done in a transparent manner.

My early work experience was with a prominent Landscape Company in Fort Lauderdale, FL. They specialized in the design, installation and maintenance of landscaping needs of high end clients as well as condominiums on the beach. I was co-owner of a 72 bed Assisted Living Facility in Hialeah. My responsibilities involved building maintenance. This included replacing roof, remodeling 19 resident rooms, office and recreation room. The entire complex was re-landscaped and painted. I also handled the ordering of janitorial, laundry and office supplies. I recently retired from a large Florida fire department after 33 years of service. as a Battalion Chief, I supervised a large geographical area with multiple stations. I graduated from Broward College with Degrees in Fire Science, landscape/horticulture and pest control.

## MICHAEL STERN - CANDIDATE FOR PHASE 3 DIRECTOR

### **ARE YOU READY FOR A CHANGE ?**



#### **MY STORY:**

Hello, I am a 61 years old, new resident, with new ideas to help ALL of the residents ENJOY this Hidden Gem called HOLLYBROOK for many more years. MY wish is that my kids and your future FAMILIES will be able to love being at Hollybrook and appreciate all it has to offer.

I have an amazing wife for 35 years, three daughters, one son, and a dog named Ollie. I enjoy playing golf, tennis, and hope to learn how to play Pickle Ball and other sports.

#### **MY BACKGROUND:**

I attended University and received a degree in Business , majoring in Accounting and Finance.

I am recently retired from starting and running a successful construction company for over 40 years, specializing in Residential and Commercial construction. I dealt daily with trades, contract negotiations, schedules, budgets, revenue / expense analysis, and always looking to the future for any changes and improvements that would be required.

I am a licensed Real Estate Broker dealing with Residential, Commercial, and Investment properties for over 30 years.

I have an extensive background in consulting and reviewing current and future safety and security needs for school boards, places of worship and children's camps.

I have volunteered as a director on many board associations, such as school, camps and places of worship, acting as a committee chair on their Building Committees, Safety/Security Committees, and Fund Raising Revenue Generating Committees.

### **FRESH EYES, FRESH VIEWS, POSITIVE CHANGES**



## PAUL W. BAILEY - CANDIDATE FOR PHASE 4 DIRECTOR

I, Paul Bailey, am running for Phase IV Board of Administration. My background is that I am 61 years young. I served 17 years active, then active reserve enlisted Air Force. I followed that with three years as a guard for the Tarrant County Sheriff Office, and 22 years Federal Law Enforcement as the Computer Services Manager for two Federal Prisons in Colorado and Texas. Federal Prisons are small communities with all the needs, and then some of a small city. They require the management of 300+ staff, for 2000+ inmates. I was one of those managers for nearly 20 years.

Why do I want to be on the Hollybrook Phase IV Board of Administration? To answer the why, I have to acknowledge that all of the residents are entitled to an opinion. Our opinions, and desires define why we own and live here at Hollybrook and are not diminished if they don't become volunteers. I love south Florida for the warm weather, access to the beaches, a lifelong obsession with Miami Dolphins' fandom, and most recently an addiction to pickleball. Obviously, Hollybrook is a beautiful and reasonably affordable condominium complex with the security that most of us desire. I wish to assist in being a voice for the residents of Phase IV.

Because we all have opinions on what we like and what makes us stay here, we can't let one person, or a small group of people dictate the rules to the majority. That is why we have By-Laws, and Rules and Regulations, which are built upon Florida statutes. There are no grey areas in those laws and rules. The ends don't justify the means, because if we don't live by these rules and laws, then none of our rules and laws have any meaning. I wish to help enforce the group dynamic and receive input from the people of Phase IV in the decision making for Hollybrook. We need board members that comprehend the rules and abide by them.

I would strive to be like Woody Fisher, a former beloved Hollybrook board member. It is my understanding, while I never met him, he valued the input of his phase and worked with them. I believe we currently have rules based on some personal value judgements that do not equally represent all resident values. Just like opinions, subjective rules hinder community happiness. Community is everyone, not just some of the residents. Safety is paramount, followed by personal security, access to the recreation facilities such as golf, tennis, pickleball, biking, walking, and social interaction. Outside of safety, no resident should be able to dictate how someone else should enjoy their life by violating the rules we have established.

My motto in my sixties is to Live your best life, a.k.a. L Y B L. This is a HOPA (Housing Older Persons Act) community, so there are rules on age restrictions, but that was established a long time ago and is what makes this property more affordable over the non-HOPA properties. In fifty years Hollybrook has seen lots of changes. The one constant in life is change. We can get along and we can accept change at the same time, while doing it within the rules.

I currently maintain a home with my wife Patty just south of Dallas, Texas. We travel back and forth between homes since having our first grandchild back in Texas. We have had season tickets to the Miami Dolphins since 2005. As a Phase IV board member, I would maintain contact with the people of the phase in person and via electronic means, at their discretion.

I also support Mike Eaton for President.

Paul Bailey \* Building 63 – 307 \* [phinsrup@gmail.com](mailto:phinsrup@gmail.com)

## LOUISE BERGERON - CANDIDATE FOR PHASE 4 DIRECTOR

### **LOUISE BERGERON**

**Unit 304  
Building 39  
Phase 4**



#### **Professional :**

- I graduated as an actuary in 1976 from the Laval University.
- I received an accountant license in 1977.
- I started my career as an internal auditor at the head office of Abitibi-Price from 1977 to 1982.
- I worked more than 25 years for the Quebec government. First for Retraite Quebec in registration and verification of private pension plans, then for Agriculture in insurance and income protection.
- I finished my career at the head office of Desjardins Financial Security as an internal auditor mostly for programs that involved actuarial expertise calculation and knowledge.
- I retired in December 2013.

#### **Extra-professional :**

- I have been involved with the Quebec Ladies Golf association for 20 years - responsible for inter-clubs for 10 years, treasurer for 5 years, and President of the Quebec district from 1996 to 2000. The Quebec district involves more than 1,000 golfers.
- I also was delegated to the Provincial Golf Association as adjoint and responsible for the provincial tournaments for 4 years from 2001 to 2005.
- I sat on the board of directors at Quebec General Hospital and on the board of employees of Retraite Quebec as treasurer and president.
- I had been a member of the Hollybrook Tennis Committee for 3 years until February 2018.
- I have been the president of HWGA after having been treasurer for 2 years, and I have been on the Hollybrook Greens Committee for 3 years. I also have been on the Hollybrook Golf Committee for 2 years until 2019.
- I have served on the Hollybrook Board since March 2018 as a Director to represent Phase 4.

#### **Extras :**

- I am a golfer, a tennis player, a swimmer and a biker.
- My husband and I have been owners in Hollybrook since June 2004.
- I like challenges.

*Turn page for next Phase 4 Director Candidates*

## MYRA MARKOWSKI - CANDIDATE FOR PHASE 4 DIRECTOR



Hello,

My name is Myra Markowski. Please allow me to tell you a little about myself. I've lived in South Florida for most of my life, working for The State of Florida, Department of Health. In doing so I was assigned to the Miami Dade Emergency Management Department, and served as the liaison for the Emergency Preparedness Department for 20 years. After my retirement I found a beautiful gem call Hollybrook where my husband and I now reside. I've lived here in Hollybrook for ten years now, and have had the honor of serving as a Director for Phase 4 for the last six years, where I've brought my life experience in management, budgeting and innovative planning to maintain Hollybrook's pristine, safe, and fun environment it provides to its residents. I believe Hollybrook has been on the right track serving its residents and want to ensure it continues to provide superior services while keeping cost and efficiency in mind.

Along with serving as Phase 4 Director I also have the privilege of serving as the Chair of the Rules Enforcement & Regulations Committee. Currently my husband and I are Building Captains for four buildings and I have previously held the position of Chair for the Building & Pool Captains Committee. As you see I'm committed to making Hollybrook the best it can be.

Fluent in both English and Spanish most of the residents in my phase already know me. I enjoy serving all the residents of Hollybrook.

Looking forward to serving you.

Sincerely,

Myra Markowski

MyraMarkowski@gmail.com

Building 64, Apt. 108

786-417-3139

**VOTE! VOTE! VOTE!**

for

**Myra Markowski**

Director Phase 4

*Responsive \*Dedicated \*Motivated*

## DEBBIE MCCALL - CANDIDATE FOR PHASE 4 DIRECTOR

Hello! My name is **Debbie McCall** and I am running for Phase 4 Director.

My qualifications and experiences are a good fit for this position as I will battle to ensure transparency and keep all unit owners informed of upcoming improvements and expenditures.

My wide range of experience includes managing a golf course restaurant, event planning, sales and marketing, customer service, real estate, training and recruiting, business owner, and most recently, security.

Please make me a part of your winning team and vote for me.



## HANK HOCH - CANDIDATE FOR PHASE 5 DIRECTOR

### Hank Koch Phase 5 Director Candidate

EDUCATION: Attended Ryerson University and majored in Business Administration

EMPLOYMENT: Spent 30 years in the Music Industry; last 25 years with A&M Records

HOLLYBROOK:

- 1) served as Co-Chairman on earlier Election Committee
- 2) served as Co-Chairman on earlier Golf Advisory Committee



I am a firm supporter of the return to **HARMONY IN HOLLYBROOK** theme and offer my commitment to represent your interests in the new Administration in the following areas :

- 1) a return to Board approval of all specified written contracts
- 2) a return to proper tendering for all prospective contracts
- 3) a return to proper Parliamentary conducted Board meetings utilizing Roberts Rules
- 4) a return to implementation of protocols as per our Hollybrook Documents
- 5) An earnest attempt to offer our unit owners a functionally managed restaurant utilizing the in-house expertise of qualified restaurateurs we have at our disposal.
- 6) the process of sourcing out a comprehensive bulk T.V. and Internet package with a reputable provider (e.g.Comcast).
- 7) ensure that our valuable employees and volunteer staff are offered the security, respect and gratitude they most richly deserve.

**My personal obligation to all Phase 5 unit owners is to reflect their recommendations and concerns in all Hollybrook affairs.**

## CARL MACK - CANDIDATE FOR PHASE 5 DIRECTOR



### **CARL MACK**

#### **Candidate for Director Phase 5**

*I have been a full-time resident in Hollybrook since 1973. I have been on the Board of Administration for 12 years; four years as a Phase 5 Director, four years as your Vice President and four years as your President.*

1. Along with our CEO/General Manager and other members of the Board, I led a committee to negotiate an 8-year contract with Comcast Xfinity that began in March 2018. The contract saved our residents \$50.00 to \$60.00 monthly, with add on services.
2. Started the program to install insulation inside 42 of the wood roof buildings. This protects the third-floor apartments and has reduced electric bills to those apartment owners substantially.
3. Supported the program to reline our cast iron pipes which cost \$30,000 per building with 50-year warranties for each. If the old pipes were to rupture, which eventually happens to pipes installed many years ago, the cost would have been \$130,000 per building and we would have had to shut down the building's water 30+ days.
4. Implemented the self-managed model for the Hollybrook Restaurant.
5. Restated the Hollybrook Documents and Rules.
6. Spearheaded a program for elevator renovations with \$400,000 from our budget.
7. Maintained affordability of assessments while building reserves.
8. Created positions of full time Compliance Officer and Director of Communications.
9. Chairman of the Hurricane Committee.
10. Launched a safety and security audit.
11. Started the Unit Owner Forum at our Board of Administration meetings to allow residents to open discussion on any subject.
12. Chaired the Budget Committee.
13. Steered and upheld the Association's response to Covid-19.

I am running for Director because I am committed to continue volunteering on behalf of all of our unit owners. I know from experience how important the roles Directors play in keeping Hollybrook the paradise you and I love. Being a full-time resident since 1973, I offer you my historic experience as a unit owner and fully involved Director and Officer. Now, I ask you to allow me to continue working on your behalf as a member of the team of volunteers that will serve on the Board of Administration effective February 16. Together, we will operate our condominium community effectively and affordably while protecting the wellbeing of all residents.

***It would be my honor and privilege to serve Hollybrook for the next two years as a Director for Phase 5***



## GINNY WEBBER - CANDIDATE FOR PHASE 5 DIRECTOR



**My name is Ginny Webber and I am running for reelection as a Director for Phase V.**

As a director I'm always prepared for every meeting, reading all the contracts and all the information that is available and most importantly, asking the residents for their input.

If a resident has a question or problem I always try to find an answer and get back to them as soon as possible.

Volunteered in the Hollybrook office for the past 10 years, and for the past 4 years worked in the Records Department. Also volunteered for the Italian Culture Club as a greeter.

**Hopefully, you will vote for me.**

## WILLIAM C. BRITTAIN - CANDIDATE FOR PHASE 6 DIRECTOR

**PHASE 6 DIRECTOR: William Brittain 44-308**

**FULL TIME RESIDENT OWNER SINCE 2014, Co-Leader of Hollybrook's Singles Group, actively engaged in most Hollybrook activities. consistently provides input and suggestions to administration.**



**Questions:** When has your Director communicated to you? When did they respond to your email?

**MY COMMITMENT:** I will make myself available. I will communicate and will respond to emails! I will help get things done, on time and in budget! **GOAL:** To make things better!

**BACKGROUND:** EMAIL: PHASE6BRITTAIN@GMAIL.COM PHONE: (818) 625-1302

- Senior Information Technology Leader to the level of VP/CIO for a \$4.5 Billion dollar business unit / President for some of the largest technical schools in the country.
- Responsible for budgets to \$160 million, financial and strategic planning with both domestic and international staffs across multiple continents.
- Recognized for getting team members to "play well in the sand box together".
- Recognized for Innovation and creativity • Three plus post graduate degrees.

**WHAT MAKES ME SUCCESSFUL AS A LEADER (My STYLE):**

- **PARTNERSHIP:** Partnering with all customers (Hollybrook residents, employees, Administration, the board).
- **PROCESS:** Six Sigma Black Belt (Extensive training providing me the ability to create sustainable culture of process and continuous improvement with strong problem solving & critical thinking skills, making things better
- **PLANNING:** Ability to incorporate planning utilizing metrics as a framework, with project tracking & accountability ensuring things are done on time and within budget creating a foundation for high levels of performance.
- **PASSION:** For the mission, customer service, and a "can-do attitude" in all situations.

## CARMEN DiPUGLIA - CANDIDATE FOR PHASE 6 DIRECTOR



My name is Carmen DiPuglia and I am running for phase 6 director. I would like to introduce myself to you. Currently I am captain for building 51.

I was born in Santiago, Dominican Republic and at the age of four our family moved to America. New York City was our home and yes, we lived in "Washington Heights," just like the movie! We embraced the American way and are proud to call ourselves Hispanic American. I am fluent in Spanish and English. My education background is Saint Michael's Academy high school and Latin-American Institute for a secretarial business course. I worked in New York City for Alfred Politz Marketing Research company in the 60's performing analysis and statistical reporting. The role included various aspects of customer service.

We moved to Florida in 1972 where I was a stay-at-home mom of four children. While I was raising a fine family, I performed volunteer work at the school (probably why I was comfortable becoming the building captain here at Hollybrook.) I love helping others! In Florida I went to work at Windmere Corporation as a supervisor overseeing key accounts. When I was supervisor of the key accounts, I was able to apply the skills of quality control, time management, and problem solving involving the complete order process. As a result, I received several awards for my excellent attention to detail and customer service.

Dade county public schools was my next job, American Senior High School in Hialeah. They recognized my willingness to get involved as well as my skills which enabled me to assume different positions: payroll clerk, budget oversight for supplies, substitute locator, worker's compensation, and administrative/secretarial services to an assistant principal. I would also take under my wing students that needed special attention and I would say "love is key." Bringing out and encouraging them with their good traits and not concentrating on the negative. I retired from the school system being awarded twice as "Office Personnel of the Year" of my school. After this Hollybrook became our home and we have lived here since 2006.

If I were elected as your director, I would stress the importance of showing respect, honesty, trust, openness, integrity and kindness. Let's bring back the art of "Disagreeing without being Disagreeable."

### **My Philosophy:**

- We the people, including I, need to get more involved in the process.
- We the people need to know our directors and communicate with them if we have any questions, to clarify a motion you may not understand.
- Our directors call your constituents, get to know the individuals, find their concerns and needs.

*Communication is a key to gaining better understanding. This is our home, and we want to continue living in peace and unity.*

If you give me the honor to represent you, I will do my best in making a difference for the better. We are one together in Hollybrook. Let's always strive for this goal.

Thank you, Carmen DiPuglia

## BRAD MESTER - CANDIDATE FOR PHASE 6 DIRECTOR

### **Brad Mester Candidate Director Phase 6**



Please accept this letter as my registration to run for the available Board of Directors Position for Phase 6. I have lived in Hollybrook for 8 and ½ years.

Presently I am the Associate Director of Government Funding for a \$2.5 billion Non-profit in the healthcare industry in 43 countries.

I have also recently retired from the City of Miami Beach after being employed as a Management Consultant in OBPI and a Sr. Business Manager with the Building Department where I managed many budgets. I have also provided pro-bono consulting to non-profits in Broward County.

Some of my past experience includes:

Four years of independent consulting on finances and process improvement with corporations such as City Furniture and Target.

Six years of owning and managing two physical therapy clinics treating over 100 patients per day.

Eleven years of owning and managing a manufacturer of convertible tops with distribution nationwide.

Two years as a Financial Consultant with Merrill Lynch.

Thirteen years with Levitz Furniture culminating as the Vice President in charge of flooring and area rugs for the entire chain.

Graduation as a Management Engineer from Rensselaer Polytechnic Institute.

## BRADLEY MISLOVE - CANDIDATE FOR PHASE 6 DIRECTOR

**PHASE 6 DIRECTOR: BRAD MISLOVE 50-101**



**MY MOTTO IS TO DO THINGS "RIGHT" THE FIRST TIME!**

- 23-year FULL TIME Resident with 30+ years owning a construction management firm
- Managed multiple concurrent construction jobs with over 300 people, training project managers, estimators, and inspectors.
- Experienced in getting the proper licenses, work orders, and permits from local and state departments.
- ADAMANT about following local, state laws and our CC&R's.
- I understand it takes a COLLECTIVE & collaborative effort of our community to get more done.

### **PLAN OF ACTION**

- I plan to navigate Hollybrook back in the right direction, by implementing protocols and processes that will improve contracting and maintenance protocols.
- I have also generated a list of suggestions for our CC&R's, concerning common sense business practices which will help streamline the way our leaders handle construction projects.
- I will not take your trust in me lightly and I promise to protect and serve our community for the common good of all.
- I have generated a 26-page construction report with recommendations to improve performance and lower costs (I will gladly send upon request).

**Please vote for me as Phase 6 Director. Contact me anytime!**

**(310) 678-6499 or email: [bradmislove@gmail.com](mailto:bradmislove@gmail.com)**

## MATT SARNELL - CANDIDATE FOR PHASE 6 DIRECTOR



### **RE-ELECT MATT SARNELL, PHASE VI DIRECTOR**

**Make sure your voice is heard!**

**I am the chairman of the Legal Committee, the Chairman of the Director's Forum, a member of the Screening/Interview Committee, and Chair of the Rules and Document Revision Committee.**

**Most significantly, I have worked hand in hand with the other members of Legal Committee to ensure that all contracts the Association enters into are fully vetted to provide the maximum protection to Hollybrook and avoid unnecessary litigation expenses. My door has and will always remain open to all residents, whether that have questions relating to our documents, Rule and Regulation, or any other issue.**

**I welcome your support!**



## EUGENE R. SANABRIA- CANDIDATE FOR TOWERS DIRECTOR



### **VOTE GENE SANABRIA**

### **TOWERS DIRECTOR**

I am a full time resident of Hollybrook.

My wife Dee and I have lived in Pembroke Pines for the last 40 years.

I have a condo in the Towers 601A

I have served on the restaurant committee and also been a member of the decorating committee for the Playhouse for all its functions in the past.

I received a Business Administration degree from Barstow Junior College in Barstow California and received a Certificate in Food Preparation and Restaurant Administration from Culinary Arts Institute in Hyde Park, NY

I have worked in the Hotel food and beverage industry since the 1970's

I have opened new hotels, restaurants, banquet facilities in New York, and Florida. I have implemented legal codes that reduced expenses for establishments. I have dealt with union negotiations, health codes, and detailed training programs.

I speak, write, read fluent Spanish as well as English.

## PAUL TRIPODI - CANDIDATE FOR TOWERS DIRECTOR

### **VOTE PAUL TRIPODI TOWERS DIRECTOR**

I am a full time resident of Hollybrook. My wife Patti and I moved to Hollybrook from Chapel Hill, N.C. after being snowbirds from there.

I have previously served on the Board of Directors for 4 years.

I have worked as Health and Sanitation Auditor for our vacant units that may pose significant problems.

Patti and I have both served as Bar-B-Que and pool captains for the Towers

I have served as Chairman of our Restaurant Committee.

### **MY BACKGROUND**

I obtained a Masters Degree in Constitutional and later American History from Duquesne University in Pittsburgh, Penna. and a Bachelor of Science Degree in Political Science from Franciscan University in Steubenville, Ohio

I was employed by Zayre Corporation in Framingham, Mass. as Personnel and Training Director for 250 stores. There, I worked with Corporate Personnel Agencies and Zayre video training Department.

Before retiring and moving here permanently Patti and I owned and operated Tripodi's Restaurant and Catering Co. for 25 years in Chapel Hill.

My decision to move here permanently was based on the fact that we always enjoyed this community and it's surrounding area. I have previously served on the Board of Directors for 4 years and Patti has been a volunteer at the front desk and for several years served as Social Chairman for events at the Playhouse.

**We feel very blessed to have wonderful friends here.**



# IMPORTANT VOTING INFORMATION

For the February 2023 election, Unit Owners have four options to submit a vote. Only one vote per Unit will count! Be careful to only cast one vote per Unit.

**Multiple votes by the same Unit will void your vote.**

- In-person drop off paper ballot: Voters may drop off their ballots beginning February 2, 2023. From 9 a.m. to 4:30 p.m., at the Administration Building, you may drop your votes into a clearly marked and secured box. If you have not been vaccinated against COVID-19, please wear a mask.
- Paper ballot voting by mail: Paper ballot packages will have been mailed to all owners of record who are in good standing. Those who choose the paper ballot option by mail must complete the ballot and return it in the Secret Ballot Envelope provided with the mailing. All mailed ballots will be handled by Hollybrook's highly vetted Election Committee led by the equally vetted and appointed Election Committee Chairperson. The deadline for receipt of paper ballots is 4:30 p.m. Thursday, February 16, 2023.
- Electronic voting: Hollybrook has hired Becker Ballot to facilitate electronic voting remotely. Many Unit Owners have chosen to vote electronically and have met the January 17, 2023 authorization deadline for doing so. Those Unit Owners will receive instructions from Becker Ballot regarding the steps required for a smooth vote. The instructions are easy to follow and clearly stated. Please note that electronic votes are final. Electronic voting begins on February 2, 2023.
- Unit Owners may also vote by paper ballot in-person starting at 4:30 p.m. on February 16, 2023, at the Hollybrook Playhouse. On site personnel will provide paper ballots, if requested, and reasonable assistance until the election polls close at the commencement of the meeting. Please be aware that voters will be required to show their Hollybrook ID prior to casting a ballot in-person. **This voting option will cease at 7:30 p.m. when Hollybrook's Annual Meeting is called to order.**

Following the closure of the polls, Hollybrook's Election Committee and designated volunteers will combine the results from the mailed ballot, in-person ballot and electronic voting processes. All votes are confidential. The official tallies will be reported as soon as they are completed. The meeting will be adjourned after the election report is provided.

***Questions concerning paper ballot voting procedures may be directed to the Election Committee 954-431-0600 ext. 227 or communications@hollybrook.com. Questions regarding electronic voting may be directed to 1-877-338-1110 or Brett@partnerwithshyft.com***



## 2023 - 2025 BOARD OF ADMINISTRATION CANDIDATES

Hollybrook Golf & Tennis Club  
Election Date ★ February 16, 2023



### OFFICER CANDIDATES

#### PRESIDENT

Gilles Chevrier  
Michael L. Eaton

#### VICE PRESIDENT

Sylvie Gagnon  
Lois Hollands  
Andrew M. Ingram

#### TREASURER

Salvador Dipp  
Rosalie Labate

#### FINANCIAL SECRETARY

Sylvia Delgado-Jamieson  
Joni Esser-Stuart

#### RECORDING SECRETARY

Roiann Bruno  
Elaine Yost

### PHASE DIRECTOR CANDIDATES

#### PHASE 1

Rochelle (Shelley) Goldgut  
Guillermo Guerrero  
Claude-Andre Lachance  
Connie Mason

#### PHASE 2

#### no vote needed

Reine Fortier  
Susan Galletta  
Ali Munju

#### PHASE 3

Barbara Donawa  
Joseph Greeley  
Edward Griesmeyer  
George Nozick  
Curtis Rice  
Michael Stern

#### PHASE 4

Paul W. Bailey  
Louise Bergeron  
Myra Markowski  
Debbie McCall

#### PHASE 5

#### no vote needed

Hank Koch  
Carl Mack  
Ginny Webber

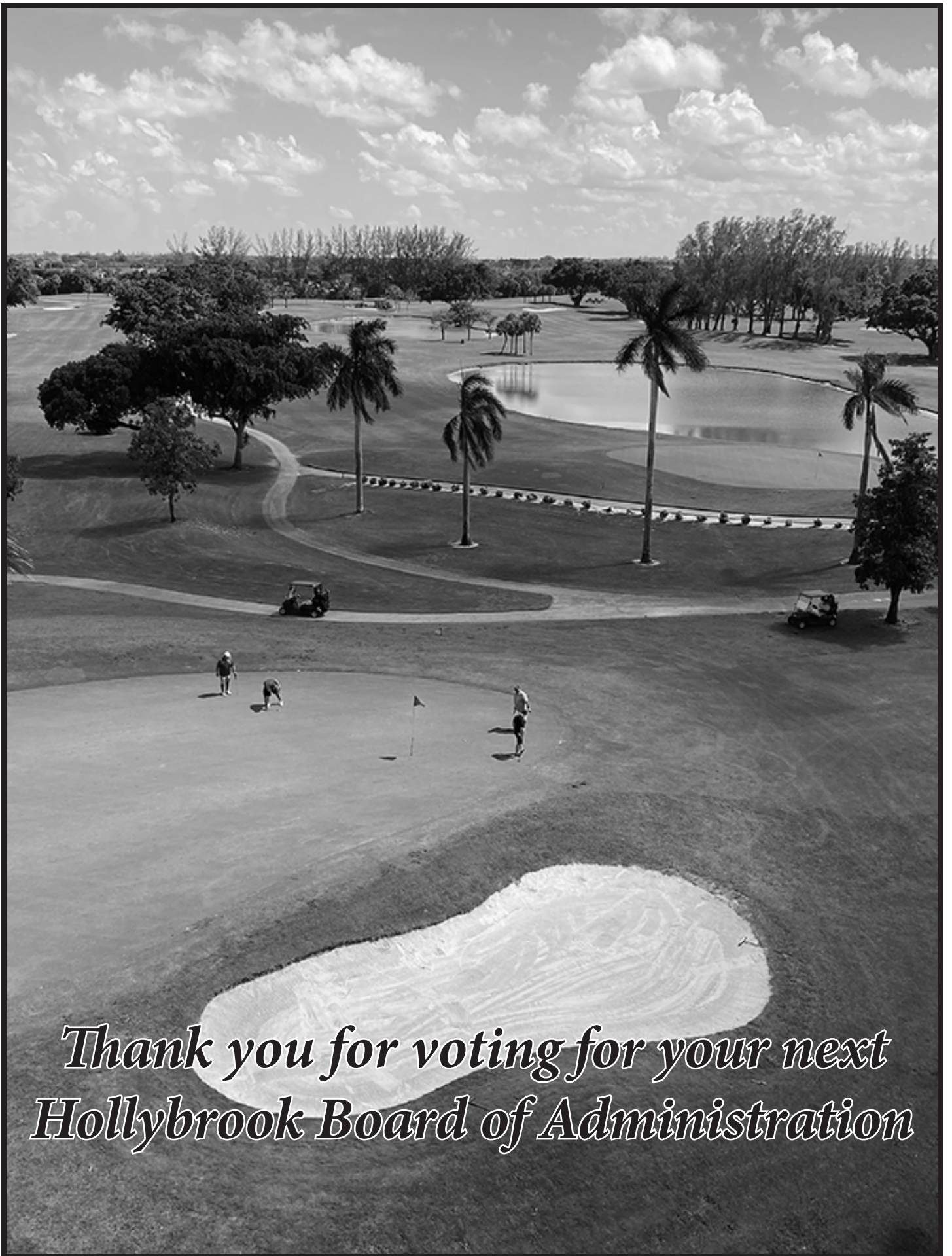
#### PHASE 6

William C. Brittain  
Carmen DiPuglia  
Brad Mester  
Bradley Mislove  
Matt Sarnell

#### TOWERS - no vote needed

Eugene R. Sanabria  
Paul Tripodi





*Thank you for voting for your next  
Hollybrook Board of Administration*