



THE VOICE OF HOLLYBROOK

June/July 2022
No.148

Read about fun
things to do now
to celebrate
Hollybrook's
50th Anniversary
in 2023!

Turn to pages 17, 19 & 21

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My Success!



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THE VOICE OF HOLLYBROOK

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On the cover: One of two Royal Mute Swans spotted recently wandering about Hollybrook's golf course by resident photographer Mark Favus. According to Mark, the non-native swans could be descendants from a mating pair gifted in 1957 to Lakeland, Florida by England's Queen Elizabeth II.

President's Message

From the desk of Alan Eisman



Improvements, beautifications keep on coming

In my continuing effort to keep unit owners informed about what's going on in Hollybrook, here's an update:

1) The pool area renovations are in progress. The board approved the repair for pools 4 and 5 and work on Pool 5 has already begun. Resurfacing the decks at Pools 1, 3 and 6 revealed a few issues with the process, but we are working with our contractor to fix the matter. Rest assured, all issues will be taken care of before starting the other pool decks.

All poolhouse roofs have been power washed. Our maintenance department has already begun painting starting at Pool 1. New canopies should arrive sometime in July. Unfortunately, due to product shortages, delivery of new pool furniture will happen in early fall – hopefully by October.

2) A motion was to be presented at the May board meeting to approve Lux as our future Wi-Fi carrier but the motion was delayed while we wait for two different attorneys to review the contract; our attorney of record and a second attorney who specializes in this type of law. Updates will be provided as information becomes available.

3) Tennis Courts 1 and 2 are recarpeted and arrangements are made for continued maintenance of all carpeted courts.

4) Renovations at Phase 6 tennis courts should begin in about five to six weeks. Material shortages continue to plague us and the rest of the country.

5) The Board voted at the May meeting to extend the contract currently in place for our washers and dryers. The company will install 50 new machines to replace the worst of them. There will be no cash outlay and we stand to make about \$50,000 per year for the next two years.

6) The Playhouse roof is finally finished and other Board-approved exterior work is underway. At the May meeting, the Board approved renovations and funding of such to the Playhouse interior, both lobby restrooms and the restrooms located in the hallway outside of the restaurant.

7) Our new patio behind the restaurant and in front of the putting green is finished and looks great. It was used by many during our last golf tournament and it was very well received.

8) After our May 11 Town Hall Meeting, a call went out for volunteers to serve on our new 40-Year Recertification Committee. It was unbelievable to see how many people responded and it shows what I have been saying all along that,

when needed, residents rise to the occasion.

The committee co-chairs, myself and Rosalie Labate, will contact all who volunteered very soon. By the end of May, Building 50 was nearing completion. Unfortunately, there was a learning curve for how the work would be accomplished and Building 50 residents caught the brunt of it. Thanks to everyone for their patience while we worked matters out. Building 51 is underway and hopefully everything we've learned from Building 50 will help smooth the process. Building 52 is next. Later, we will begin repairs at Buildings 9 and 42. A patio at Building 31 (204) will be tackled next; that unit owner has endured the inconvenience of having plywood covering their sliding glass door for the past two years.

9) We are awaiting permits to repair the Administration Building roof. We are also waiting for approval from Pembroke Pines to move forward with work to the Gate A guard house, the golf course restroom and Building 54.

10) A Chevy Colorado pick up truck was purchased for the Security Department and may be used, as needed, by other departments. The \$22,000 price tag reflected the trade ins of two much older security vehicles. I don't mind stating that the market for automobiles is crazy. We received what would have been unthinkable during the past two years. Meanwhile, a golf cart will undergo a \$4,500 transformation to become a mini monster Security truck that will be able to maneuver between and behind buildings and on the golf course. Thanks to our GM Kyle Hatakeyama for thinking out of the box to make the transformation a lot less expensive than purchasing another full-size vehicle.

11) The new phone system is up and running and by this time all the bugs should have been worked out. Hopefully, you will find it easier to contact us when needed.

12) Plans are coming together for next year's year-long celebration of Hollybrook's 50th anniversary. There will be plenty of fun for everyone and a great opportunity for residents to become involved as volunteers. Soon, we will publish a list of potential shows that we are thinking about staging. Please let us know your favorite choices!

Welcome to Walter Chavez, Hollybrook's new greenskeeper. If you are a snowbird, take it from this full timer that Walter has truly made a visible difference in just a few short weeks.

We have also placed a long-time employee to a new and additional position. Mike Donovan, our pest control manager, is now putting his vast knowledge of landscaping to work as head of the Landscaping Department. Keep an eye out for Mike and his crew beautifying the fronts of all buildings.

As always, my door is open to everyone. If you would like to meet with me, call my Executive Assistant Carol Mazza, at extension 234, to schedule a good time to speak.

Let's all have a great summer!

To read the message in Spanish, turn to page 23

VOH Information

THE VOICE OF HOLLYBROOK

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Color

Call for rates

All classified ads must be received with full payment by the 10th of the month for the following month's VOH. Classified ads are \$35 for 5-line maximum. Each additional line is \$5.

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.

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Financial Secretary - JONI ESSER-STUART

Recording Secretary - ELAINE YOST

PHASE DIRECTORS

Phase 1 - RAYMOND PRIMONATO, CAROLE RAPPAPORT, GUILLERMO GUERRERO

Phase 2 - REINE FORTIER, ALAN HORN, ALI MUNJU

Phase 3 - MICHAEL EATON, ENRIQUE GONZALEZ-REGUEIRA, ROSALIE LABATE

Phase 4 - LOUISE BERGERON, DONALD HIPP, MYRA MARKOWSKI

Phase 5 - ANDY INGRAM, STUART KLAR, VIRGINIA WEBBER

Phase 6 - ROIANN BRUNO, GREG JAMIESON, MATTHEW SARNELL

Towers - ANN PETERSEN, SAL DIPP



**'Welcome'
New
Neighbors**

We've been busy! Here's a list of new owners who purchased in April.

| BLDG/APT | SELLER - BUYER | BDRM | PRICE |
|----------|---------------------|------|-----------|
| 04-106 | Gagne to Mercier | 1 | \$125,000 |
| 04-206 | Drolet to Rathe | 1 | \$170,000 |
| 05-102 | Favron to Gougeon | 2 | \$145,000 |
| 05-104 | Israel to Hernandez | 2 | \$169,500 |
| 05-205 | Finke to Lanctot | 2 | \$133,000 |
| 08-304 | Cote to Tamborini | 2 | \$215,000 |
| 11-305 | Laroche to Murray | 2 | \$169,000 |
| 16-108 | Rovas to Noujine | 2 | \$140,000 |
| 33-108 | Viera to Torres | 2 | \$180,000 |
| 34-104 | Vesco to Foley | 2 | \$179,000 |
| 38-108 | Iglesias to Moreno | 2 | \$184,000 |
| 39-104 | Rivera to Bruce | 2 | \$180,000 |
| 40-209 | Pellerin to Boulay | 2 | \$165,000 |
| 55-309 | Perry to Furnas | 2 | \$175,000 |
| 60-207 | Durocher to Guevin | 2 | \$140,000 |
| 61-105 | Rumer to Gilak | 1 | \$95,000 |
| 63-102 | Bateman to Pachtman | 2 | \$132,181 |
| 70-606 | Orfus to Binda | 1 | \$92,900 |

Let's not forget to welcome our neighbors who purchased in May!

| BLDG/APT | SELLER - BUYER | BDRM | PRICE |
|------------|-----------------------|------|-----------|
| 01-303 | Rogers to Albanese | 2 | \$190,000 |
| 03-201 | Smith to Joseph | 2 | \$180,000 |
| 15-107 | Guild to Berard | 2 | \$185,000 |
| 15-310 | Schwerzler to Jordan | 2 | \$182,500 |
| 16-206 | Humble Invest to Plot | 1 | \$127,000 |
| 20-303 | McQueen to Jimenez | 2 | \$135,000 |
| 22-109 | Clark to Peets | 2 | \$180,975 |
| 26-102 | Gillings to Coll | 2 | \$189,000 |
| 28-310 | Larson to Migliaccio | 2 | \$150,000 |
| 32-205 | Roy to Forget | 1 | \$100,000 |
| 44-208 | Rodriguez to Espino | 2 | \$282,500 |
| 57-309/310 | Naranjo to Stern | 2 | \$275,000 |
| 62-104 | Alvarez to Tuller | 2 | \$140,000 |
| 65-105A | Ford to Diaz | 1 | \$107,000 |
| 66-214 | Guerra to Ishida | 1 | \$99,800 |
| 68-413 | Dorn to Sanders | 1 | \$91,000 |
| 69-507 | Desrosiers to Bechard | 1 | \$70,000 |

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Vice President's Message From the desk of Gilles Chevrier



Veep's Report

Though I am not present in Hollybrook during this time of year, I am connected and I continue fulfilling my role as your Vice President. Here is a rundown:

I am happy to report that TOTAL has been collaborating with us to address the issues that owners have had with the company's service. At the last Board meeting, an owner reported an issue that had not been brought to my attention but was similar to a problem experienced by other owners. If the owner had reached out to me for my help, I could have assisted in solving the issue in a timelier fashion. Once again, I suggest that if you have a problem that has not been resolved with TOTAL in a timely fashion, contact me.

Our agreements with Canam and GolfNow have brought additional income that helped us exceed our April numbers compared to last year - a record year for us for golf income. Even in May they brought us \$20,000 in revenue. That compensated for the walk-in golfer income that dropped by 50% over last year.

Our new phone system is approaching expectations and we have begun to realize anticipated savings. We learned that the savings are more than what was projected. Not only did our

relentless volunteer Sylvie Gagnon find charges that had been paid in previous years for services that were never utilized, but if we had continued with our old phone service our bill would have increased by nearly 33%. As expected with all new telephone communication systems that require detailed programming, adjustments need to be made in order to enjoy the full benefits of the system.

I want to recognize and thank George Nozick, my colleague on the Insurance Advisory Committee, for input that helped secure a reduced increase in renewing our property policy. In particular, George was instrumental in getting our broker Brown and Brown to reduce their commission by \$80,000.

Thank you also to volunteer Patrice Bauduhin who put together a dashboard for all Hollybrook Phases so we could keep track of repairs required by our 40-year recertification report as the work is scheduled and completed. The dashboards were forwarded to all Phase Directors for their respective Phase. This was a huge undertaking. Additionally, Patrice also created a dashboard detailing the roof replacement histories of every building of Hollybrook so we may better plan and budget upcoming roof replacements and budget accordingly.

Remember, though I am not at Hollybrook I can be reached at Hollybrook's mainline, 954-431-0600, ext. 237. I am happy to assist any owners who contact me.

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2. The nickname your friends call you.

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MARTY'S LISTINGS

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PHASE V COMPLETELY REMODELLED AND UPDATED 2BR/2BA. PAR 3 GOLF VIEW. 3RD FL Bright Corner Unit. Recreation Lease **PAID IN FULL. DEFINITELY WON'T LAST!**

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Treasurer's Report

**May 2022
Report**

**From the desk of
Mary LoPreto**



We have spent 99.1% of our monthly budget (\$866,267) for the month of May.

On a year to date basis we are at 95.2 % of our budget (\$1,766,735).

Our restaurant had \$40,000 in sales for the month of May.

**DON'T WANT
THE BUG?**



MASK UP!

Financial Secy's Report



**From the desk of
Joni Esser-Stuart**

Our monthly golf income for April was \$178,136 and thus our April golf income was even better than the monthly budgeted golf income projected during April (\$161,071). As expected during our summer golf season, we rely upon outside golfers and Canam and GolfNow to help support income derived from our owners and their guests. The cart fees from our owners were \$76,684 during April and an additional \$36,301 came from guest fees. Walk-in golfers accounted for \$24,390 of our golf revenue. Our contract with Canam provided \$19,420 of revenue during April while our negotiated contract with Golf Now contributed \$9,495 of golf revenue. Additional sources of golf income during April were \$4,493 from our military and first responders, driving range fees of \$1,621 and Par 3 fees were \$301. Tournament fees were \$4,800 during April.

Most owners have already paid their assessment that was due on February 15 and we are diligently working to collect the assessment from approximately 15 owners (not including owners already sent to collections). A reminder was sent to these owners in March and late fees and interest have been added to their respective accounts. A second reminder was sent during May.

Alex Ivanaskas and Etna Chery are conscientiously working with me to collect from unit owners who are in arrears. We monitor the accounts on a regular basis and diligently work to collect from all residents whose accounts are in arrears. Nine owners are currently in collections with Straley and Otto.

As a recap from last month's oral report, Hollybrook's 2021-2022 fiscal year ended on March 31, 2022. As Financial Secretary, I am pleased to report that our total year-to-date golf income was \$1,712,361. This income is 150 percent of our total yearly golf budget of \$1,140,000.

Two special events were planned for Memorial Day weekend from our Hollybrook Restaurant and additional events are planned for the summer. I urge all of you to read your emails and check your respective bulletin boards to stay informed about the specials available to all of us who reside here. I personally ask you to continue to support our Hollybrook Restaurant.

RESIDENTS

**The next REGULAR BOARD OF
ADMINISTRATION
MEETING will be announced**

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Recording Secretary



From the desk of
Elaine Yost

REGULAR BOARD of ADMINISTRATION MEETING MINUTES *Thursday, May 26, 2022*

President Alan Eisman called the meeting to order at 7:30 p.m. on May 26, 2022.

There were 22 board members present; absent were Bruno, Guerrero, and Horn; Dipp arrived before Motion B and Labate arrived before Motion C. Also in attendance were Kyle Hatakeyama (General Manager), Shane Laasko (Purchasing Manager), Alex Ivanaskas (Comptroller), and Eileen Soler (Comms Director).

This BOA meeting was arranged during the Covid-19 pandemic and most of the BOA members were participating via Zoom and in the Administration Building Lobby.

Reading of the minutes from the Board Meeting held April 25, 2022, the Treasurer's Report, the Financial Secretary's Report and were waived.

ANNOUNCEMENTS

Kyle Hatakeyama gave an update about the resurfacing of pool decks 1 & 6. The quality of work is not acceptable; the cracks that existed in the old concrete are still present. There are some other minor blemishes that need to be fixed by the company, Artistic Concrete. All further work will be stopped until all existing problems are corrected.

NEW BUSINESS

MOTION A – TO AUTHORIZE THE REPAIR AND RENOVATION OF THE PLAYHOUSE INTERIOR

Joni Esser-Stuart made a motion to authorize the repair and renovation of the Playhouse interior at a cost of \$153,980. The motion was seconded by Matt Sarnell. The estimate is on the high side as some of the work is going to be completed by our own maintenance staff. The contractor is going to paint the ceiling black at no charge. The bathrooms by the Playhouse are going to be remodeled and the bathrooms by the restaurant. The counter tops will be replaced by granite or stone instead of Formica. A vote was taken; the motion passed unanimously with 20 affirmative votes.

MOTION B – TO APPROVE THE RENEWAL OF HOLLYBROOK'S PROPER-

TY INSURANCE POLICY

Gilles Chevrier made a motion to approve the renewal of the Hollybrook property insurance policy expiring on May 31st, 2022, with Brown and Brown at a cost of \$1,964,471. Joni Esser-Stuart seconded

the motion. Paying the premium in full will save us approximately \$27,000 in interest. After reviewing Unallocated Funds, paying the premium will be paid in full. A vote was taken; the motion passed unanimously with 21 affirmative votes.

MOTION C – TO EXTEND CONTRACT FOR DEBIT CARD OPERATED WASHERS AND DRYERS

Ray Primonato made a motion to extend the contract with CSC for providing debit card operated washers and dryers. Mike Eaton seconded the motion. The 24-month extension will cost \$20 per machine per month; there are 410 machines. Service will be provided at a minimum of 2 times per week. Hollybrook keeps the revenue added to the debit cards. The debit cards will remain the same. CSC has agreed to change out 50 of our most problematic machines; maintenance has a list of those machines. A vote was taken, the motion passed unanimously with 22 affirmative votes.

UNIT OWNER'S FORUM

The following unit owners spoke or wrote into Forum@Hollybrook.com:

- Victoria and Jerry Turnbull (39-108) Traffic in front of building 39 is dangerous when backing a car out, crossing the street to go to pool 4, or walking a dog. Recommend sign(s): Slow Down Pedestrian Crossing, Vehicles Backing Out, and or a Stop sign. Enforce speeding fines.
- Mary Ann Brooks (39-205) Total Appliances: A year since \$100 fee for a part that did not fix the dishwasher; still waiting for replacement of unit.
- Charlie Borgida (39 - 201) Golf course playability: What improvements are planned.
- Victoria and Jerry Turnbull (39-108) Storage locker, trash and recycle bin room: Is left open 24/7. Would like automatic door closer to help keep out vermin and other intruders.

Comments

Financial Secretary, Joni Esser-Stuart adjourned the Board of Administration Meeting at 8:15 p.m.

REGULAR BOA MEETING MINUTES

Monday, April 25, 2022

President Alan Eisman called the meeting to order at 7:35 p.m. on April 25, 2022.

There were 22 board members present; absent were Ingram, LoPreto, and Rappaport. Also in attendance were Kyle Hatakeyama (GM) and Eileen Soler (Comms Director).

This BOA meeting was arranged during the Covid-19 pandemic and most of the BOA members were participating via the Zoom Conferencing Platform and in the lobby of the Administration Building.

Reading of the minutes of the Board Meeting, March 24, 2022, the Special Board meeting, March 31, 2022, and the Treasurer's Report, were waived. The Financial Secretary's Report was partially reported. Joni Esser-Stuart reported that the income from the golf course far exceeded expectations. The Financial Secretary's report can be found in the next Voice of Hollybrook.

ANNOUNCEMENTS

Joni Esser-Stuart announced that Hollybrook is sponsoring an AARP Safe Driver's Course on May 12th, 10 AM to 4 PM. The cost: \$20 for AARP members; \$25 for others. Some insurance companies lower car insurance premiums by taking the course.

President Alan Eisman announced that next year will be Hollybrook's 50th Anniversary. A committee will be formed, and special events will be scheduled for January 20-23.

NEW BUSINESS

MOTION A – TO RATIFY THE PURCHASE OF A NEW CHEVY COLORADO MID-SIZED PICK-UP TRUCK

Reine Fortier made a motion to approve the purchase of a new Chevy Colorado pick-up truck for the purpose of providing a vehicle for security; both Ford Escapes required costly, extensive repairs and so they were traded in. The truck could be used for other purposes than for security. The motion was seconded by Ali Munju. A vote was taken, and the motion passed with 21 affirmative votes and 1 abstention (Hipp).

MOTION B – TO APPROVE THE 2022-2023 WINTER SEASON GOLF LEAGUES

Gilles Chevrier made a motion to approve the 2022-2023 Winter season schedules for the women's, men's, and par 3 golf leagues. Elaine Yost seconded the motion. A vote was taken, and the motion passed unanimously with 22 affirmative votes.

MOTION C – TO AWARD CONTRACT FOR PAINTING AND WEATHER SEALING OF THE PLAYHOUSE

Guillermo Guerrero made a motion to enter

Minutes - Continued on page 24



Volunteer Spotlight - Security Committee

By Mary Oldiges

Recent feedback from the Screening Committee tells us that people are drawn to Hollybrook Golf and Tennis Club primarily for the sense of wellbeing, safety and security that comes with living in a gated 55+ community. In this Volunteer Spotlight, we focus on our Security Committee volunteers.

Phase 2 Director Reine Fortier and Phase 3 Director Mike Eaton are co-chairs of the committee that also includes resident Ricardo Santos. The group provides leadership, assesses risk, and manages our safety and security. They are led in part by General Manager Kyle Hatakeyama and Chief of Security Mike Tiarado, who manages a staff of 14 security officers dedicated to keeping Hollybrook

safe. The committee tries to meet once monthly or as pressing issues demand.

Reine, a USPS letter carrier for 32 years before retiring, said he enjoys volunteering both as a board member and as chair of the committee.

"I don't like to be idle and I like to have a purpose. I believe in rules and regulations. I am not here to make more rules but to keep people safe and secure and do what is best for the community as a whole, not individual people," Reine said.

Reine is in his second year as a chair and estimates that he volunteers 10-12 hours per week between his work as a Director and Security Co-Chairman.

"Could someone else do a better job? They probably could," Reine said, but he challenges others to stand up to the call for help. He would like to see more residents involved especially when the community faces security challenges.

Ricardo, a resident since October 2020, said he volunteers out of "personal responsibility to get to know what is going on and to try to help and improve the life of the community." He believes that Hollybrook is moving in the right direction.

Mike Eaton, enjoying a much-deserved vacation, was not available for comment.

The Security Committee focuses on working through recommendations that

were identified in the most recent safety audit conducted in 2019. They are particularly proud of recent achievements that include Hollybrook's first painted pedestrian walkways and a vast network of new lighting fixtures that illuminate Hollybrook's walkways, roadways, buildings and parking lots.

While there is not enough funding to address every security enhancement desired, the committee recommends some things that residents can do without spending a dime.

First, follow Hollybrook rules; by choosing to live in a gated community association, we sacrifice complete autonomy. Notify security when visitors are expected, heed traffic signs and speed limits, register vehicles and bicycles, keep catwalks clear of items that could cause a fall.

Second, pay attention to your surroundings. Because our boundaries are porous and somewhat vulnerable, if you see something suspicious make sure to call Security and say something.

Finally, accept Reine's challenge to stand up and be part of the solution.

"(Security) can't be just about what one resident needs, but what the community needs," Reine said.

If you would like to volunteer, please contact Dawn Chevrier at extension 254.



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City and County



From Pembroke Pines Mayor Frank C. Ortis Swimmingly summertime

Summer is here and that means many of us will be swimming in pools and oceans to cool off, so we should be especially aware of how important water safety is.

Hanging out at the pool, at the beach or even splashing in a wading pool on a hot Florida day is a great way to beat the heat, but it can spell tragedy if you don't know how to swim. Drowning is the number one cause of death among young children in Florida so I encourage everyone of all ages to learn to swim. Every water outing should include a designated "water watcher" to keep eyes on our most vulnerable.



From Pembroke Pines Dist. 1 Commissioner Tom Good Be prepared

Here we are in the months preceding the typically busiest time of hurricane season; when the Atlantic Ocean becomes dotted with many anxiety causing storms. That makes this time, right now, the best time to ensure that you are fully prepared with plenty of supplies, that your personal paperwork and other important documents are gathered in a single area, and for firming up your pre and post storm plans. To help, I urge you all to visit www.ppines.com/hurricane to review what to do before, during and after a storm. The city's hurricane pages contain videos and plenty of access to important resources.

Be sure to stay informed through hurricane season by tuning into your news stations, social media pages and weather stations. Pembroke Pines will share information to help you follow active storms through all of our communication platforms from the website to our Facebook page to Pines Media TV which is available to all city residents on Comcast Channel 78 and U-verse Channel 99. While we always hope that storms will not strike our state, we must be prepared.

Take a break during this busy time to focus on a few fun things, like celebrating our great nation's birthday on July 4th. The city's free celebration is from 6 – 9 p.m. on Monday, July 4 at the Pines Recreation Center

Festival Grounds, 7400 Pines Boulevard. There, carnival rides, live musical entertainment, food trucks and a spectacular fireworks display that begins at 9 p.m. sharp awaits you. Bring blankets or lawn chairs for sitting comfortably on the concert green. Sorry, but for your safety NO pets, coolers or personal fireworks are permitted. Call 954-392-2116.

The Carl Shechter Southwest Focal Point Community Center's annual Summertime Tea is right around the corner, 2-4 p.m., Wednesday, July 27 at the Center, 301 NW 103 Ave. Bring your friends or make new ones while chatting over dainty tea sandwiches, various tea selections, decadent desserts. The cost is \$20 per person; reservations required before July 13 as space is limited. Call 954-450-6888 for details, and ask about summer classes and activities.

Looking for cool indoor activities to do with your grandchildren? Our Recreation and Cultural Arts Department will host the

If you or a loved one need swimming lessons, the City of Pembroke Pines offers lessons for all ages at Towngate Pool, 901 NW 155 Ave. Pre-registration is required. Classes are limited to eight students. Register 10 a.m. – 4 p.m., Monday - Friday, at Towngate, but first call the pool office at 954-450-6895 for availability and other useful information.

If it's music you want, help us welcoming back the always popular Summer Symphony Series in the lobby of the Charles F. Dodge City Center Lobby, 601 City Center Way. The celebration of music features diverse presentations from local musicians and the Symphony of The Americas Chamber Orchestra. Concerts and parking are free, though seating is limited. For details see the ad below or call 954- 392-2122.

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

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SUNDAY | JULY 10 | 4-6PM
Charles F. Dodge City Center, 601 City Center Way
Join the Brubeck Brass in an exploration of Jazz from the Blues of Black Americans to the French harmony of Creoles-of-Color.

THURSDAY | AUGUST 11 | 7-9PM
The Susan B. Katz Theatre, 17195 Sheridan Street
The Symphony of the Americas presents their Chamber Orchestra.

SUNDAY | AUGUST 14 | 4-6PM
Charles F. Dodge City Center, 601 City Center Way
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free Children's Summer Film Festival at the Susan B. Katz Theater of the Performing Arts, 17195 Sheridan St. All movies are rated G-PG and begin at 10 a.m. More information can be found at www.ppines.com.

You can also enjoy an airconditioned afternoon at The Frank Art Gallery and the Studio 18 Art Complex where interesting art is always on exhibit. Information can be found on the city's website.

Have a fun and safe summer, Hollybrook!

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

Rumor Control

Rules Call

Dear Ms. Holly,

I keep hearing that business contracts are being signed and money is being spent without Hollybrook Board approval. Is this true and how could it be possible?

Signed,

Suspicious and Concerned



Dear Suspicious and Concerned,

Ms. Holly is uniquely qualified to answer your question. I have excellent detective skills honed by decades of reading some of our most illustrious mystery writers. (Sincere thanks to the irrepressible and legendary Ms. Christie.)

This is a very disturbing and upsetting rumor, but I understand how rumors tend to take wings and fly out of control. Lest it need saying, we are very fortunate at Hollybrook to have a dedicated team of individuals, both board and staff, who work hard every day to protect the integrity of Hollybrook in the midst of globally challenging times. Hollybrook is not exempt from price gouging, inflation, material shortages, and the need for quick action to secure a deal. Two contracts (community-wide lighting and security vehicle lease) were signed and then ratified at subsequent board meetings. This, Ms. Holly suspects, is the root of the rumor. Prior to signing both contracts, Hollybrook President Alan Eisman said, he contacted some board members for input and garnered support for a "yes" vote when presented formally to the entire board. In both cases, the actions were approved during subsequent board meetings. He said it made sense to handle both opportunities based on time pressures and financial benefit to Hollybrook. The lighting deal resulted in a \$40,000 deposit to Hollybrook coffers plus it checked off a recommendation from the Security Committee's audit to improve our lighting. For a full explanation, please see the

Letters- Continued on page 28

Letters to the Editor



Donovan wears two hats

Dear Editor,

I ran into Pest Control Manager Mike Donovan this morning and we chatted as usual. He told me he just received a promotion to Head of Grounds. Not sure this is public knowledge yet, but it is very well deserved if true. (*Editor's note: It is true.*)

Mike has become one of my favorite people here due to his incredible knowledge of every creature, tree, bush and flower acquired over the past nearly 20 years. When I first started my interest in wildlife photography at the beginning of the pandemic, he was an encyclopedia of information. He even knew that a particular Wood Stork has a best friend who is a Pelican!

In his pest control role, he has always humanely removed pests and nuisance creatures and relocated them to more remote locations away from human habitation. One story particularly resonated with me: A few years ago, Mike was called to a laundry room where a Great Blue Heron was trapped. On entering, he tried to gently calm the bird. The heron laid its head on Mike's shoulder and peacefully died in his arms. His care for all living things is evident.

The grounds are looking better than ever and I am confident that Mike will be a great protector of this nature preserve that just happens to be an income producing golf course.

Best,

Mark Favus, 70-604A

AARP course organizer delivers thanks

Dear Editor,

This letter is to acknowledge the help and support that I received in coordinating the May AARP Safe Driving course. As many of you recall, Terry Stucki (RIP) always handled the arrangements for the course. Many of us benefited from taking the course and I decided to pay it forward for our residents.

There are a lot of people here at Hollybrook who supported me in providing this course. It was a pleasure to work with everyone who helped me with the event.

Letters- Continued on page 22

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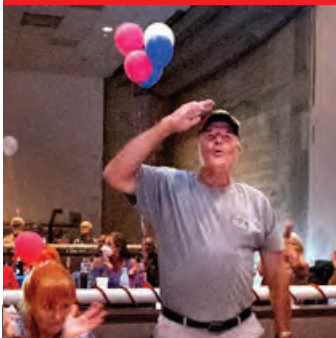


# *Remembering those who gave all: Rest in Honor*

*When flags wave at half staff on Memorial Day, it is a gesture of honor and gratitude to America's military men and women who made the ultimate sacrifice; laying down their own lives so that we may live free.*

*On Saturday, May 28, at the Hollybrook Playhouse, more than 300 residents and friends gathered for a concert presented by reservists of the 13th Army Band based in Miramar just a few short miles east.*

*Though the event was held to commemorate Memorial Day, Hollybrook residents and veterans were honored by the band's very presence. The concert was one of the readiness company's 12 performance missions of the year.*



# Greenskeeper elevates Hollybrook's best course conditions to even better

Walter Chavez started working in the world of golf at age 12, in Argentina, as a caddie. By age 17 he was a professional golfer teaching other kids the game.

In May, Walter's successful career was marked again when he was hired to be the new Hollybrook Golf Course Superintendent. He came to our community after eight years in golf course management at the prestigious, four-star Miami Beach Golf Club.

Walter said he intends to provide Hollybrook resident golfers a high-end private club experience; he was pleased to find the golf course in fine shape when he arrived here.

"Hollybrook is not just any golf course. It's special and I'm happy and lucky to have a good crew that I'll keep training to improve the course and playability," Walter said.

He's learned from experience that workers, particularly those who do not golf, must be taught to view the course from the golfer's perspective. For example, when training the crew for daily pin placement, he asked them to toss a ball toward the pin. That exercise showed why pin placement matters so much and how to determine where pins should *not* be placed.

Director of Golf Justin Laird, who interviewed Walter for the job, said he couldn't be more pleased.

"Walter was my choice from thought one," Justin said.

Though improvement of the greens is evident on the PGA Course and Executive Course, Justin said it is too early to credit Walter alone; grass always grows well after heavy rain. Still, Justin is excited about the "little things" already happening such as improved relations with Hollybrook residents and outside golfers, better communication with other managers, and plans to mark future events and holidays such as colored flags to commemorate holidays or shared causes.

*Walter- Continued on page 36*



Walter Chavez, Hollybrook's new golf course superintendent, takes a swing at Torrey Pines in California

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## Committee tackles 50th anniversary bash: Events evolving

*Gearing up to celebrating 50 years of Hollybrook -1973 to 2023*

By Mary Oldiges

50th Anniversary Committee Member

When Hollybrook's 50<sup>th</sup> Anniversary Committee met via Zoom in late May, ideas were spinning like a disco ball.

Co-chairs MJ Boxall and Lois Hollands called the meeting to order on May 31. The committee considered a wide range of event and activity suggestions that would kick off with a stellar evening concert in January 2023 and continue at intervals with exciting happenings throughout the entire year.

But some work had to begin right away.

1. A marketing logo contest launched weeks ago closes on June 20. Many excellent entries were submitted and the



winner will be announced in the next few months in time to be used on commemorative merchandise and other promo material.

2. An anniversary

cookbook that will feature recipes from Hollybrook residents is in the works. (Read the story on page 19.)

3. Staff members of The Voice of Hollybrook are preparing to feature a Walk Down Memory Lane series of articles gleaned through interviews with legacy and second- and third-generation residents. (Read the story on page 21.)

The committee welcomes all ideas, feedback, and of course help with activities. Watch for updates in The Voice of Hollybrook, emails, What's Happening and other communication platforms.

So, Hollybrookers, pull your bell bottoms and peace sign shirts from storage, put *Tie a Yellow Ribbon on the Old Oak Tree* (#1 song in 1973) on your record player, and get ready to celebrate our founding. We promise you'll dig it.

To get involved, please contact MJ at [advertising@hollybrook.com](mailto:advertising@hollybrook.com) or Lois at [VOH@hollybrook.com](mailto:VOH@hollybrook.com)



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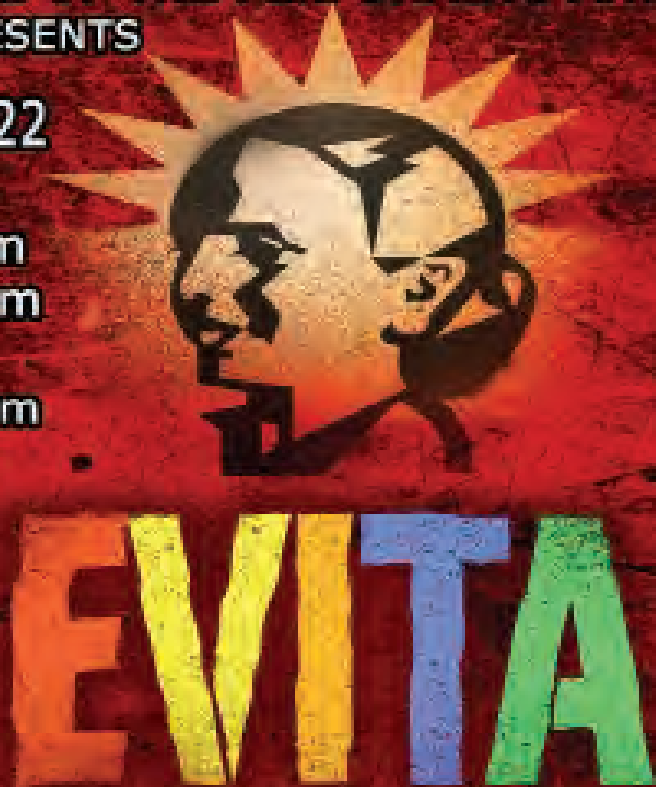
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## Calling Hollybrook Home Chefs!

Introducing 'Flavors of Hollybrook 2023'

By Mary Jane Boxall

A time-honored tradition in Hollybrook is food. How is food "tradition" when, in fact, food is part of Maslow's Hierarchy of Needs and, therefore, fundamental to our very life?

It is tradition because food-speak and food-eat occurs many times daily in our community. Hollybrookers enjoy entire conversations about where we went



covered outside of our gates. We share info about grocery store sales, where food trucks are parked, who's ordering pizza, and when is the next poolside bbq. A huge

last night for dinner, or what we cooked at home, then we full circle to where we'll dine tonight, or what we'll cook, grill, boil or bake at home. We always ask what our own restaurant will be serving next and what new restaurants have been dis-

question in the Communications Office is: Do I have enough gummy bears to get me through the day?

Hence, fellow Hollybrookers, food is a verifiable Hollybrook activity and must be celebrated as a 50<sup>th</sup> Anniversary event.

Here's the scoop (ice cream optional): we're gathering ingredients for another Hollybrook tradition, the always yummy Hollybrook anniversary cookbook.

So get your inner Child, Flay or Lagasse going and serve up your recipes. We need your family favorites, your favorites, the handed down cultural and nationality-based specialties that Mama or Poppa use to make. Give us your new inventions and your never dissappointers. We want sweet, savory and in between. And we need enough for full course meals so dish out your dips, appetizers, soups, entrees, sauces, salads, snacks, drinks and desserts. As a matter of course, we want enough entries that we may need to publish two volumes!

In short: Let's celebrate *The Flavors of Hollybrook*.

What's in it for you? Perpetual bragging rights, for starters. Imagine gloating to your building neighbors: "I sent in 10 recipes *and photos*" or "I shared my great-great grandma's fruit cake recipe – and Hollybrook loves it".

If you're really into competition, cook up a recipe contest among buildings so you can boast: "My building collected a recipe from every resident" or "My pool people sent in more than your pool people" or "My phase takes the cake. We have more recipes published than your phase."

There's no end to your claim to Hollyfoodfame!

How do you participate? Our sous chefs are in gathering mode so send your recipes to Lois Hollands at [hollandsnw1@gmail.com](mailto:hollandsnw1@gmail.com). Photos would be a wonderful bonus, on the side.

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## 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 administrated 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.



# Legacy residents called to share hollybrook histories

By Mary Jane Boxall

## Celebrating Hollybrook's 50th Anniversary **HELP WANTED**

Are you who we've been searching for to feature in our Walk Down Memory Lane series in 2023?

The Voice of Hollybrook is on the look-



out for legacy owners or renters - second or fourth generation Hollybrookers - who bought, inherited or rented in Hollybrook because their grandparents, parents, aunts, uncles, cousins or friends lived here first. We want to tell your story about how and why you became part of our wonderful community.

A writer will set up an interview and help sift, scroll or capture an image of your Hollybrook memorabilia for the 2023 "Walk Down Memory Lane" feature piece. We have a few names scrib-

bled down already but we know there are more folks out there, just like you, who are eager to tell us how your Hollybrook legacy began.

Help us highlight each of the unique stories, tell alls and maybe even a few confessions that contribute to Hollybrook's impressive and colorful 50-year history.

Please contact us at [boxallmjb29@gmail.com](mailto:boxallmjb29@gmail.com) or [hollandsnw1@gmail.com](mailto:hollandsnw1@gmail.com).



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**SELLING HOLLYBROOK SINCE 2003**



**DON'T WANT  
THE BUG?**



**MASK UP!**





## AARP's annual senior driving course returns to Hollybrook



Staff photos

Above: Dozens of Hollybrook residents, friends and neighbors from surrounding communities are students for a day at a Senior Driving Class provided for a small fee by AARP at Hollybrook's Social Hall. At right: An AARP instruction volunteer Judy Glen, of Tamarac, enjoys teaching the course to eager students.



AARP - Cont'd from page 13

A special shout out goes to Restaurant Manager Justin Cleveland and staff who provided a delicious lunch at a reasonable cost. The turkey and ham sandwiches were very well received by our residents and our guests. We had 43 AARP attendees and 32 bought lunch.

Woodley Juene (perfect set up and so helpful), Carol Mazza (collected checks from participants and helped me update the list), Eileen Soler (public relations and signs), Shane (masks for participants), Nikki Abbey (room reservation and set-up), Mike Tirado (Security), Justin Laird and Pro Shop (television) and Kyle Hatakeyama (resources and support). Last but not least, thanks to Rosalie Labate who helped at morning registration and again at lunch, and Paul Stuart who brought our DVD player and hooked it up to the television that we borrowed from the Pro Shop.

A huge shout out to all!!!

Joni Esser-Stuart, 22-308

## Snowbird's frosty scene warms Hollybrook hearts



Photo by Micheline LeClerk

Above: A golden glow is cast in April by the day's tired sun at dusk along a river in Charlemagne, Québec. There, bare tree limbs and icy water gives a sense of warmth.

## Beat the Heat

The Restaurant at Hollybrook

**ALL MIXED DRINKS**

**\$9 for 16 oz or \$6 for 9 oz**

**Ocean Breeze Punch (Vodka)**

**Rum Punch (Rum)**

**Margarita (Tequila)**

**Sangria (Wine)**

**Mai Tai (Rum)**

**Beer (Ask Your Server)**

**Wine (Per Glass)**

\$11 - J Lohr Pinot Noir

\$9 - Beringer Cabernet

\$11 - Macon Villages Chardonnay

\$9 - San Angelo Pinot Grigio

\$11 - Peas Porter Riesling

**DRINK RESPONSIBLY.**

**WHO'S your designated driver?**



# Mensaje del presidente Alan Eisman

En mi esfuerzo continuo por mantener informados a los propietarios de las unidades sobre lo que sucede en Hollybrook, aquí hay una actualización:

1) Las renovaciones del área de la piscina están en progreso. La junta aprobó la reparación de las piscinas 4 y 5 y el trabajo en la piscina 5 ya ha comenzado. La repavimentación de las cubiertas en los Grupos 1, 3 y 6 reveló algunos problemas en el proceso, pero estamos trabajando con nuestro contratista para solucionar el problema. Es seguro que todos los problemas se resolverán antes de comenzar con las otras cubiertas de la piscina. Todos los techos de la casa de la piscina han sido lavados a presión. Nuestro departamento de mantenimiento ya comenzó a pintar a partir de la Piscina 1. Los nuevos toldos deberían llegar en algún momento de julio. Desafortunadamente, debido a la escasez de productos, la entrega de nuestros nuevos muebles para piscinas se realizará a principios de otoño, con suerte a más tardar en octubre.

2) Se iba a presentar una moción en la reunión de la junta de mayo para aprobar a Lux como nuestro futuro proveedor de Wi-Fi, pero la moción se retrasó mientras esperábamos que dos abogados diferentes revisaran el contrato; nuestro abogado de registro y un segundo abogado que se especializa en este tipo de derecho. Se proporcionarán actualizaciones a medida que la información esté disponible.

3) Las canchas de tenis 1 y 2 ahora están alfombradas y los arreglos se han hecho para el mantenimiento continuo de todas las canchas alfombradas.

4) Las renovaciones en las canchas de tenis de la Fase 6 deberían comenzar en unas cinco a seis semanas. La escasez de materiales nos sigue acosando a nosotros y al resto del país.

5) La Junta votó en la reunión de mayo para extender el contrato actualmente en lugar para nuestras lavadoras y secadoras. La empresa instalará 50 máquinas nuevas para reemplazar las peores. No habrá desembolso de efectivo y estamos preparados para ganar alrededor de \$ 50,000 por año durante los próximos dos años.

6) El techo de Playhouse finalmente está

terminado y se están realizando otros trabajos exteriores aprobados por la Junta. En la reunión de mayo, la Junta aprobó renovaciones y financiación de tales en el interior de Playhouse, tanto en el vestíbulo, baños y los baños ubicados en el pasillo fuera del restaurante.

7) Nuestro nuevo patio detrás del restaurante y frente al putting green está terminado y se ve muy bien. Fue utilizado por muchos durante nuestro último torneo de golf y fue muy bien recibido.

8) Después de nuestra reunión pública del 11 de mayo, se envió una convocatoria de voluntarios para servir en nuestro nuevo Comité de Recertificación de 40 años. Fue increíble para ver cuántas personas respondieron y muestra lo que he estado diciendo todo el tiempo que, cuando es necesario, los residentes están a la altura de las circunstancias.

Los copresidentes del comité, Rosalie Labate y yo, nos pondremos en contacto con todos los que se ofrecieron como voluntarios muy pronto. A fines de mayo, el Edificio 50 estaba casi terminado. Desafortunadamente, hubo una curva de aprendizaje sobre cómo se realizaría el trabajo y los residentes del Edificio 50 se llevaron la peor parte. Gracias a todos por su paciencia mientras resolvíamos los asuntos. Los frentes del Edificio 51 están en marcha y, con suerte, todo lo que hemos aprendido del Edificio 50 ayudará a suavizar el proceso. El edificio 52 es el siguiente. Posteriormente, comenzaremos las reparaciones en los Edificios 9 y 42. A continuación, se abordará un patio en el Edificio 31 (204); ese propietario de la unidad ha soportado la inconveniencia de tener madera contrachapada cubriendo su puerta corrediza de vidrio durante los últimos dos años.

9) Estamos esperando los permisos para reparar el techo del Edificio de Administración. También estamos esperando la aprobación de Pembroke Pines para seguir adelante con el trabajo en la caseta de vigilancia de la Puerta A, el baño del campo de golf y el Edificio 54.

10) Se compró una camioneta Chevy Colorado para el Departamento de Seguridad y puede ser utilizada, según sea necesario, por otros departamentos. El

precio de \$22,000 reflejaba el intercambio de dos vehículos de seguridad mucho más antiguos. No me importa afirmar que el mercado de los automóviles está loco. Recibimos lo que habría sido impensable durante los últimos dos años. Mientras tanto, un carrito de golf pasará por una transformación de \$4,500 para convertirse en un mini camión monstruo de seguridad que podrá maniobrar entre y detrás de los edificios y en el campo de golf. Gracias a nuestro gerente general Kyle Hatakeyama por pensar fuera de la caja para hacer que la transformación sea mucho menos costosa que comprar otro vehículo de tamaño completo.

11) El nuevo sistema telefónico está en funcionamiento y para este momento todos los errores deberían haberse solucionado. Esperamos que le resulte más fácil ponerse en contacto con nosotros cuando sea necesario.

12) Los planes se están juntando para la celebración del 50 aniversario de Hollybrook el próximo año. Habrá mucha diversión para todos y una gran oportunidad para que los residentes participen como voluntarios. Próximamente, publicaremos una lista de posibles espectáculos que estamos pensando en montar. ¡Háganos saber sus opciones favoritas!

Bienvenido a Walter Chavez, el nuevo greenskeeper de Hollybrook. Si eres un fanático de las nieves, fíjate en este cronómetro completo que Walter realmente ha marcado una diferencia visible en tan solo unas pocas semanas.

También hemos colocado a un empleado de mucho tiempo en un puesto nuevo y adicional.

Mike Donovan, nuestro gerente de control de plagas, ahora está poniendo su gran conocimiento de paisajismo para trabajar como jefe del Departamento de Paisajismo. Esté atento a Mike y su equipo mientras comienzan a embellecer los frentes de todos los edificios.

Como siempre, mi puerta está abierta para todos. Si desea reunirse conmigo, llame a mi Asistente Ejecutiva Carol Mazza, en la extensión 234, para programar un buen horario para hablar. Espero que todos tengan un verano agradable.

## Hollybrook Telephone System - clip this list!

Start by calling the main number, 954-431-0600, then follow the prompts. Be sure to carefully listen to the prompts.

954-431-0600

### PRESS 1:

- HOLLYBROOK MAINTENANCE
- TOTAL SERVICES (TIFFINY)

### PRESS 2:

- GOLF PROSHOP
- RESTAURANT
- TENNIS PROSHOP

### PRESS 3:

- ADMINISTRATION
- BOARD MEMBERS
- RECORDS DEPARTMENT
- ACCOUNTING

### PRESS 4:

- FRONT GATE
- SECURITY



HOLLYBROOK

NEW IMPROVED COMMUNICATION SYSTEM

954-431-0600

### PRESS 1:

- HOLLYBROOK MAINTENANCE
- EDWARD (ED)

[maintenance@hollybrook.com](mailto:maintenance@hollybrook.com)

- TOTAL SERVICES (TIFFINY)

[hollybrook@totalappliance.net](mailto:hollybrook@totalappliance.net)

### PRESS 2:

- GOLF PROSHOP

[proshop@hollybrook.com](mailto:proshop@hollybrook.com)

- RESTAURANT

[restaurant@hollybrook.com](mailto:restaurant@hollybrook.com)

- TENNIS PROSHOP

### PRESS 3:

- ADMINISTRATION
- BOARD MEMBERS

[carol@hollybrook.com](mailto:carol@hollybrook.com)

- RECORDS DEPARTMENT

[records@hollybrook.com](mailto:records@hollybrook.com)

- ACCOUNTING

[accounting@hollybrook.com](mailto:accounting@hollybrook.com)

### PRESS 4:

- FRONT GATE

- SECURITY

[chiefofsecurity@hollybrook.com](mailto:chiefofsecurity@hollybrook.com)

### PRESS STAR BUTTON (\*):

- RECEPTIONIST

[info@hollybrook.com](mailto:info@hollybrook.com)

### TOTAL SERVICES EMERGENCY

305-620-3803

### HOLLYBROOK EMERGENCY

954-431-4205

### Frequently called numbers

- ☐ Animal registration #227
- ☐ BBQ RESERVATIONS #266 (only if no computer, leave message)
- ☐ Bike Registration #228
- ☐ Blue Book #228
- ☐ Car registration #244
- ☐ Communications #262
- ☐ Compliance Officer #270
- ☐ Construction permit #224
- ☐ Dump site permit #226
- ☐ General Manager #248
- ☐ Insurance (copy of) #224
- ☐ Landscaping #226
- ☐ Laundry card #244
- ☐ Locker rental #228
- ☐ New personal information #244
  - ☐ Email, Telephone, Title
- ☐ Maintenance deposit refund #236
- ☐ Permit refund #224
- ☐ President #234
- ☐ Purchasing #223
- ☐ Renovation permits #224
- ☐ Reserve a room #230
- ☐ Storage golf bags #228
- ☐ Tennis #275
- ☐ Vice-president #237
- ☐ Voice of Hollybrook #231
- ☐ Volunteers #275

### EMAILS:

- ALEX (controller): [alex@hollybrook.com](mailto:alex@hollybrook.com)
- ANIMAL: [animalregulations@hollybrook.com](mailto:animalregulations@hollybrook.com)
- BBQ COMMENTS: [bbq@hollybrook.com](mailto:bbq@hollybrook.com)
- BEATRIZ: [compliance@hollybrook.com](mailto:compliance@hollybrook.com)
- CAROL GRAY: [carol.gray@hollybrook.com](mailto:carol.gray@hollybrook.com)
- CAROL MAZZA: [carol@hollybrook.com](mailto:carol@hollybrook.com)
- DAVID: [david.dickinson@hollybrook.com](mailto:david.dickinson@hollybrook.com)
- EILEEN: [communications@hollybrook.com](mailto:communications@hollybrook.com)
- ETNA: [controller@hollybrook.com](mailto:controller@hollybrook.com)
- FACILITY MGR: [jcp.pellegrino@hollybrook.com](mailto:jcp.pellegrino@hollybrook.com)
- GENERAL MGR: [kyle@hollybrook.com](mailto:kyle@hollybrook.com)
- MIKE: [chiefofsecurity@hollybrook.com](mailto:chiefofsecurity@hollybrook.com)
- PROSHOP MGR: [justin.laird@hollybrook.com](mailto:justin.laird@hollybrook.com)
- RECEPTIONIST: [info@hollybrook.com](mailto:info@hollybrook.com)
- SHANE: [purchasingagent@hollybrook.com](mailto:purchasingagent@hollybrook.com)
- VOH: [voh@hollybrook.com](mailto:voh@hollybrook.com)

### BOARD:

- President: [president@hollybrook.com](mailto:president@hollybrook.com)
- VP: [vicepresident@hollybrook.com](mailto:vicepresident@hollybrook.com)
- Treasurer: [treasurer@hollybrook.com](mailto:treasurer@hollybrook.com)
- Financial Secretary: [financialsecretary@hollybrook.com](mailto:financialsecretary@hollybrook.com)
- Recording Secretary: [recordingsecretary@hollybrook.com](mailto:recordingsecretary@hollybrook.com)
- Legal: [legal@hollybrook.com](mailto:legal@hollybrook.com)

## Minutes - Continued from page 10

into contract with Complete Painting and Waterproofing for \$9,832.00. Roiann Bruno seconded the motion. A vote was taken, the motion passed unanimously with 22 affirmative votes.

### MOTION D - TO CONTRACT FOR PLUMBING IN BUILDING 15 APARTMENT 110

Alan Horn made a motion to contract with Affordable Plumbing for the replacement and repair of the sewer line in Building 15 Apartment 110 at a cost of \$16,325.00. Reine Fortier seconded the motion. A vote was taken, and the motion passed unanimously with 22 affirmative votes.

### MOTION E - TO CONTRACT REPAIR OF PHASES 4 AND 5 POOLS

Louise Bergeron made a motion to contract with Elite Pool and Spa Services for the repair of Phases 4 and 5 pools at a cost of \$78,911. Reine Fortier seconded the motion. After further negotiations, the price for the repairs was reduced to \$68,800 due to the fact that the pool coping does not have to be changed. Mike Eaton made a friendly amendment to change the price in the motion from \$78,911 to \$68,800; Ann Petersen seconded, and Louise Bergeron accepted the change. A vote was taken, and the motion passed unanimously with 22 affirmative votes.

### GENERAL MANAGER'S ANNOUNCEMENTS

Kyle Hatakeyama gave an update on ongoing projects:

- The Canteen minimart project will be going live. Purchase of the display equipment is in progress and will be placed into the pro shop. The Hollybrook Restaurant cards will be accepted; a card reading machine will be added for the convenience.
- The roofing repair on building 54 is in the permitting process with Pembroke Pines.
- There is a new golf course superintendent, Walter Chavez. He will be starting on May 9<sup>th</sup>.
- The new synthetic tennis turfs on courts 1 and 2 were top dressed with sand. The quality of the surface was not up to standard and seems to be uneven. The vendor has been contacted and final payment will be withheld until we are satisfied with their work.
- The materials for the tennis courts in Phase 6 are on order. Delivery of the materials is anticipated for mid-May and work should commence a week or so later.
- The restaurant leasing project with Canteen and agreement had to be revised; their attorney realized that they need to get their own liquor license and remove Hollybrook from that burden. More information will be coming forward.
- The patio by the restaurant passed its final inspection. Landscaping was done and it will be available for use shortly.

### UNIT OWNER'S FORUM

The unit owners below spoke or wrote into [Forum@Hollybrook.com](mailto:Forum@Hollybrook.com):

- Nancy & Mark Wuerzbarger (3-104) Total Appliance service turn-around time for parts is very slow.
- Sharon Calderon (27-106) 40 Year inspection; status or project and concern over cracks in her floor.
- Paul Bailey (63 - 307) BBQ/Pool Updates: Would like to see shuffleboard changed to more shaded areas and also allow eating in the pool area.
- Viola Irons (66 - 203A) Paint is peeling on the second floor. The issue has been resolved.

### Comments

President Alan Eisman adjourned the Board of Administration Meeting at 8:35 p.m.

The next regular board meeting is scheduled for May 26, 2022, at 7:30 PM.

Respectfully Submitted by  
Elaine Yost, Recording Secretary





# 2022 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.

## WHAT IS A TORNADO?

A tornado is a violent rotating column of air extending from a thunderstorm to the ground. The most violent tornadoes are capable of tremendous destruction with wind speeds of up to 300 mph. They can destroy large buildings, uproot trees and hurl vehicles hundreds of yards. They can also drive straw into trees. Damage paths can be in excess of one mile wide to 50 miles long. In an average year, 1000 tornadoes are reported nationwide.

## 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.

## PREPARATION BEFORE THE STORM

1. Prepare at least a 2-week supply of non-perishable food
2. Eat as much of your perishables in your fridge and freezer in case of power failure
3. Turn refrigerator and freezer to cooler settings prior to storm in case of power failure
4. Make arrangements for your pets and prepare your medical

tions (if applicable)

5. 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
6. Sterilize your bathtub with bleach and rinse well. Fill the tub with water for use as back up water for flushing the toilet.
7. Keep bottles or a case of water available
8. Remove all patio furniture
9. Place rolled up newspapers on interior window sills to absorb possible storm water.
10. 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
11. Stay away from all windows
12. First floor residents should prepare for potential flooding
13. Build an Emergency Kit - GO BAG in case of evacuation

## COUNTY SHELTERS THAT ALLOW PETS

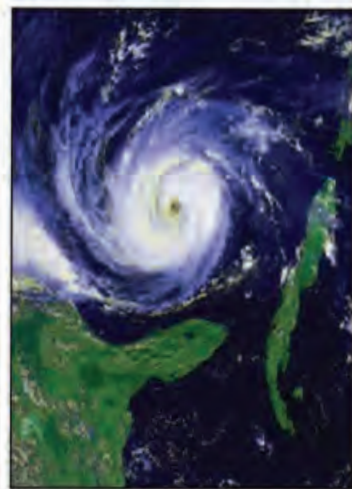
Millennium Middle School - Tamarac - 954-989-3977  
Everglades High School, 17100 SW 48 Court, Miramar  
Lyons Creek Middle School, 4333 Sol Press Blvd, Coconut Creek

## 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.

## 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.



# PREPAREDNESS GUIDE



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** - at least 3 days supply of non-perishable foods for adults and young children & 3 days supply of pet food (if applicable). Verify expiry dates and replenish regularly

**BASIC 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 documents

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

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





## Features

# What brings thanks: gratitude expression

By Mary Oldiges

Take a minute to list five things for which you are grateful. Most people top the list with health, family, and friends. As a society, we tend to speak about things in broad, general and vague terms.

Now, take a minute to list five *specific* things that you are thankful for with the caveat that the person, thing or experience happened in the last 24 hours. Think small and precise. It might be something you ate, like a deliciously moist slice of cake; something you saw, like a glorious sunset; or heard, like the voice of a friend who called just to say "hello". It could even be that your dog did something silly, forcing you to heartily laugh out loud.

Once you've named the specific things that sparked thankfulness on that particular day - whether you wrote them down,



thought them, or said them out loud - you started a "gratitude practice".

The benefits of regularly expressed gratitude, AKA gratitude practice, are well documented and scientifically proven

A study published in Personality and Individual Differences in 2003 revealed that people who engage in gratitude practice report less health problems; they tend to exercise more, get regular check-ups, sleep better, and live longer.

Phase 6 Director and Chair of the Legal Committee Matt Sarnell purposely reminds himself to be grateful every day. He was inspired by his father-in-law.

"When my wife's father would wake up in the morning and see the ceiling he was grateful because he knew he was alive,"

Matt said. "Everyday you're alive you have another chance to correct your screwups from before and do something better."

Robert Emmons, a leading gratitude researcher from the University of California, Davis, validated numerous studies that show that gratitude improves our psychological health. It reduces toxic emotions, increases happiness, eases depression, and improves self-esteem. Emmons is not alone. In fact, many psychotherapists suggest to their clients to list on a regular basis things that make them feel grateful. Practicing gratitude on purpose helps people manage trauma and stress.

Psychotherapist Ebony Jackson, who specializes in helping trauma victims, says gratitude practice strengthens us.

"If you can remember the everyday little things that you are grateful for, and do it daily, you build a reserve for when the tough times come", she said.

Lately, when tragic news seem to come at us endlessly, naming what makes us thankful can be challenging. **Do it anyway.** When we are grateful for the smallest everyday things, we bolster our ability to handle the biggest things.

## 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
- \*EXCEPCION 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



## Features

# Green Thumbs Up!!

*From the Landscaping Committee*

Heads (and green thumbs) up, Hollybrook. We are planting the seeds of a new idea - to award the best among ground floor personal gardens starting in January 2023.

Stay tuned for more information, but get busy beautifying your garden now. To be considered for an award, be sure to read and then follow Hollybrook's landscaping rules. Creativity is always a plus, but when it comes to Mother Nature, naturally pretty makes perfect.

**Hollybrook's Rule 11.3 as it applies to landscaping Plantings** - The following restrictions shall apply for resident plantings:

- A. All plants must be authorized by the Association.
- B. Planting in Common Elements is prohibited. Plantings shall be only in Unit patio areas extending not more than 14 feet in width and 5 feet in depth in Phases 1, 2, 3, 4, 5 and the Towers and not more than 23 feet in width and 5 feet in depth in Phase 6.
- C. Shrubs, bulbs, and bushes only are permitted but shall not exceed five feet in height. Trees, vines or vegetable plants



Above: Landscape Committee members Anna Antes, Francis Allen, Mike Donovan, Annette Moreno, Edwin Moreno and Alan Eisman pose at a new lush plant island that separates the new patio outside of the restaurant from the golf course. At right: Alan and Edwin place an orchid on a palm tree in an effort to decorate trees with donated orchids throughout the community. To donate, send an email to edan-nm0723@aol.com



Courtesy photos

are prohibited. Residents shall maintain all their plantings in compliance with this Rule 11 and in a neat and orderly fashion.

D. No new irrigation will be permitted for resident plantings.

E. Plants must not restrict irrigation from reaching any other areas.

F. Plantings may be done or changed by, or on behalf of a Resident, at the Resident's expense, or by the Association. If any Resident plantings do not comply with this Rule 11, the Association is permitted to remove or change such planting at the Unit Owner's expense.

## SPLISH, SPLASH! EVERY BODY IN THE POOLS???

Soon Hollybrookers, soon.

Because rainy season always puts a damper on outdoor projects, be patient as we experience some delays with the Hollybrook pool renovation project. For now, the Towers pool and Pool 5 are closed for pool repair and resurfacing, but the others are open for your enjoyment.

The new deck furniture will likely arrive by October. If you would like any of the old furniture for your personal use, call Carol Mazza at extension 234.

Residents are welcome to sunbath and swim at any open pool they choose while we undergo this important and long desired renovation. Fear not! In time, our pool areas will sparkle like jewels in Hollybrook's crown.



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*Miss Holly - Continued from page 13*

President's Message in The Voice of Hollybrook, January 2022. As to signing the security vehicle lease? If you have had to rent or lease a car lately, you can appreciate the need for a quick decision when the price was right. For further explanation, please read President Eisman's column in the April/May 2022 Voice of Hollybrook.

### Board Member Special Treatment?

Dear Ms. Holly,

I recently heard that buildings where Board members live were picked to start the 40-year inspection repairs and that Alan Eisman's building was the first to be fixed? Why does it seem like Board members always get favorite treatment and attention?

*Signed,  
Not Fair*

*Dear Not Fair,*

Your question is a familiar one; I hear ugly claims of favoritism too often. Unfortunately, Ms. Holly has not been at the track lately or has experience as an oddsmaker (aka bookie) but bear with me. The fact that a board member's building is being repaired first is highly likely simply because our representative board is made up of members who live in every Phase including Towers. So, based on the board make-up, the odds are great that a board member's building is undergoing some sort of maintenance/repair at any given time. As to the 40-year certification repairs? President Eisman doesn't live in any of the buildings that have undergone repairs thus far. Furthermore, Shelby Eisman insists that her human is not seeking to relocate any time soon.

Rumors can be damaging, unfair, and cause people to worry unnecessarily. Thank you for trusting me with your questions. These are trying times and remember to be kind. We are an amazing community and one Ms. Holly is proud to be part of.



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# Features

## SUMMERTIME IN THE PINES

### *Judy's Picks for Culture, Fun and Celebration*

**July 4: Independence Day Celebration** starts at 6 p.m. with plenty of music and fun activities. Be there by 9 p.m. sharp for a fabulous fireworks display. Pines Recreation Center Festival Grounds, 7400 Pines Blvd. Free admission.

**July 1 - 6: Culture Caribana:** Between the Waves, features artists whose work draws from their Caribbean history and identity. Join us at Studio 18 Art Complex, 1101 Poinciana Drive, 8:30 a.m. to 5 p.m. Monday – Friday and 10 a.m. to 2 p.m. on Saturday. Admission is free.

**July 10: Summer Symphony Series concert** featuring the Brubeck Brass jazz band. It's a Thursday, 4 – 6 p.m., Charles F. Dodge City Center Lobby, 601 City Center Way. Free.

**July 27: Summertime Tea**, 2 to 4 p.m., at the Carl Shechter South West Focal Point Community Center, 301 NW 103 Ave. Cost is \$20 per person; reserve by July 13. Bring your Hollybrook friends! Call 954-450-6888.

**August 11: Summer Symphony Series concert** featuring The Symphony of the Americas' Chamber Orchestra, It's a Sunday. 7-9 p.m., Susan B. Katz Theatre, 17195 Sheridan Street, at the Pembroke Pines Academic Village. Free.

**August 14 Summer Symphony Series** explores the question, who is the best string composer of all time? Hear some of Broward's best chamber musicians show why its hard to decide. Sunday, 4 to 6 p.m., Charles F. Dodge City Center Lobby, 601 City Center Way. Free.




### Residential Household Hazardous Waste Drop Off Pembroke Pines

**June 25, 2022    August 6, 2022    October 1, 2022**

**8:00 AM — 2:00 PM**  
**13975 PEMBROKE ROAD**

|                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Acceptable Hazardous Waste</b>                                                                                                                                                                                                                                                                                                                     |
| 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 containing mercury, batteries — rechargeable, auto and marine and propane tanks. |
| <b>Unacceptable Hazardous Waste</b>                                                                                                                                                                                                                                                                                                                   |
| Biohazard/medical waste, explosives, tires, business generated HHW waste, Alkaline batteries (AA, AAA, C&D 9V — please dispose in regular trash)                                                                                                                                                                                                      |
| <b>Acceptable Electronic Waste</b>                                                                                                                                                                                                                                                                                                                    |
| Computers, monitors, keyboards, computer mice, terminals, printers, fax machines, modems, cell phones, televisions, desk copiers and scanners and rechargeable batteries                                                                                                                                                                              |
| <b>Unacceptable Electronic Waste</b>                                                                                                                                                                                                                                                                                                                  |
| Office furniture, stereos, speakers, musical instruments, DVD players, VCRs, appliances, microwave ovens, electronic hand tools, trash and debris.                                                                                                                                                                                                    |
| Residents need to provide proof of Pembroke Pines Residency<br>For additional information call 954-518-9000 or check the website <a href="http://www.pplines.com">www.pplines.com</a>                                                                                                                                                                 |

## Hollybrook Enhancement Activities

**Hollybrookers, if you have a club or activity that you want to advertise for new members, please let Communications know so we can include you in enhancement communications.**  
**Email [communications@hollybrook.com](mailto:communications@hollybrook.com).**

**SILVER SNEAKERS FITNESS** - In the Social Hall Monday, Wednesday - 9:45 a.m. Tuesday and Thursday – 1:30 p.m. ; Friday - 9:30 a.m.

**TAI CHI CLASS** – Friday – Social Hall – 3 p.m.

**SOJO SINGERS** – ARE BACK IN THE HOUSE! – If you sing, play an instrument or both, join SOJO Singers. Every first and third Saturday in Room 218 – Recreation Building – 2 – 5 p.m. Call Lily 954-450-0801 for details.

**PICKLEBALL** - Interested in having some fun and meeting new people? Pickleball play is Mon-Wed-Fri – 5:30 p.m. to Dusk (by the Golf Pro Shop) + Saturday & Sunday at 8 a.m. If you don't know how to play come watch, and if you want we will teach you how!

**TENNIS** – Sunday at 9 a.m. at the courts by Tennis Pro Shop near the Towers.

**BOOK CLUB** – HELP FORM A SUMMER GROUP. Call or text Mary Oldiges at 859-307-9508 or email [mboldiges@hotmail.com](mailto:mboldiges@hotmail.com).

**ITALIAN CLUB**– Yes, we still alive! Think about the activities you would like to do this year. Call Kathy McHugh – 585-820-3422.

**HOLLYBROOK SINGLES CLUB** – If you like to play pool, shuffleboard, pickleball, cards, ping pong and more, or you just like to hang out, chat or watch a movie, come hang with us! Call Frank at 954-504-0511.

**DISK GOLF** – Mini course, 3 buckets alongside holes 1-3 on the Par 3. You can sign out equipment at the Golf Pro Shop.

## HollyBookers!

We know that reading doesn't stop during summer months. For those who would like to continue book discussions through summer, a Summer Reading Group is being created. More information will be available soon. Call or text Mary Oldiges at 859-307-9508 or send an email to [mboldiges@hotmail.com](mailto:mboldiges@hotmail.com)



## Etcetera

### This 'n That with Barbara S

By Barbara Saksenberg

Summer is here and thank goodness for air conditioning, swimming pools and sun umbrellas!

#### Places to Go, Things to Do

**Tradewinds Park**, which also houses **Butterfly World**, has model trains to ride on, horseback riding, an educational petting farm, fishing and picnic grounds with shelters. Go with friends or take your grandkids! It is located at 3600 W Sample Road in Coconut Creek. Call 954 357-8870.

**Dania Beach Outdoor Fest** is held on the 2nd Saturday of every month and features live music, entertainment, plus art and food vendors. This is an easy going event held on the grounds outside of Dania Beach City Hall at 100 W Dania Beach Boulevard. Parking is free. Call 954 924-6801.

**Kayaking** is a wonderful way to explore our beautiful waterways surrounded by mangroves and gentle shorelines. At **West Lake Park**, 1200 Sheridan St., in Hollywood, rentals are \$15 an hour for a single kayak or \$20 for a double. At **Hugh Taylor Birch State Park**, 3109 E Sunrise Blvd., in Ft Lauderdale, prices are \$20 an hour for a single or \$30 for a tandem. Rent a kayak and float a lot of fun.

**July 4<sup>th</sup> Celebrations in Pembroke Pines** will be held 6 to 9 p.m. at Pines Receptions Center Festival Grounds, 7400 Pines Boulevard. Plenty of rides, food trucks and fireworks are included. Admission is free. Bring a blanket or chair to sit on. Call 954-392-2116

**Wanted: Hollybrook Bridge players** for card games at 40-year resident Lillian's home. Her daughter is organizing the games. Refreshments will be served. Call Jean Lerner at 713-660-7200.

**Pet Owners!** Please pick up after your pet when they poop on Hollybrook property. That includes catwalks, steps, sidewalks, grassy areas, parking lots, *everywhere*. Dog bags can be found at Publix, Target, Walmart, Tuesday Morning, Walgreens and any pet store. Help keep Hollybrook clean.

Have a suggestion, problem, or good idea, please call me at 954-436-6393.

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Join Tai Chi instructor Mario Leon 3 p.m. on Fridays for a peaceful, low impact, no stress workout in the Social Hall. The ancient Chinese practice does wonders for mind, body and soul.



## Let's get physical

### Strong heart muscle needed for daily ordinary activities

By Louise E. Vigneault, Health Educator, Certified Fitness Professional, Resident

For many years, most of us believed that all we need to do to strengthen our heart muscle is certain physical activities. But new research from Harvard Medical School shows that adding at least 20 minutes every two days to our strength (resistance) training routine is critical to preserve the ability to perform most ordinary daily life activities and to enjoy an active and independent life.



**What is strength training?** Strength training, or resistance or muscle conditioning, improves strength and endurance. It helps make our muscles ready for anything

including a better golf swing, pushing a cart, playing tennis, carrying grocery bags.

Hollybrook's gym has all you need: weight machines, dumbbells, or resistance bands for all sorts of exercises including squats, lunges, push-ups, planks, dead rows and dead lifts. We get to work out every part of our whole body. If we do 10 to 15 reps (repetitive movements) in two to three sets each, we will see noticeable gains in strength within just four to eight weeks.

Don't forget to check with your doctor first to find out if strength training is a good add-on to your daily walking routine. If so, always begin strength exercises slow and easy - the slower the better. Make sure to breathe in and out, engaging your abdominal muscles to protect your back. Ask someone to show you the best technique and form and then be consistent.

You should expect mild to moderate muscle soreness between workouts - this is normal. If your discomforting pain is intense or persists more than a few days, back off and see your physician.

Questions? Reach out to me at 416-931-3465 or [louyse@hotmail.com](mailto:louyse@hotmail.com)

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Cynthia J Arevalo



## June/July/August Fun Days

### Celebrate good times, c'mon!

June 1 – World Milk Day (Add Oreos for fun!)  
 June 4 – Hug Your Cat Day (Love'em meow much!)  
 June 14 – Flag Day  
 June 20 – 1<sup>st</sup> Day of Summer  
 June 26 – Tropical Cocktail Day

July 1 – Canada Day  
 July 4 – Independence Day  
 July 11 – National Mohito Day  
 July 24 – National Tell An Old Joke Day

August 1 - International Mahjong Day  
 August 6 - Wiggle Your Toes Day (Do it!)  
 August 9 - Book Lovers Day (Suddenly ...  
 August 12 - National Vinyl Record Day



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



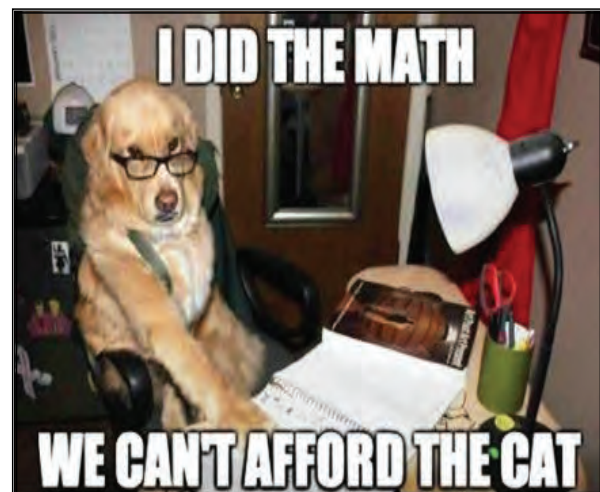
One on one, couples, and group counseling is available to individuals 60 years of age and above **AT NO CHARGE**.  
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The Carl Shechter Southwest Focal Point Community Center  
 103 NW 103<sup>rd</sup> Avenue, Pembroke Pines, FL 33026

For Laughs!

Sometimes I just wish I had the  
 wisdom of a 90 year old, the  
 body of a 20 year old and the  
 energy of a 3 year old.



### GOT GOOD NEWS?

About yourself, family or friends that you'd love  
 to brag about with Hollybrook?

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# Fun Stuff

## Crossword? We dare you!

### ACROSS

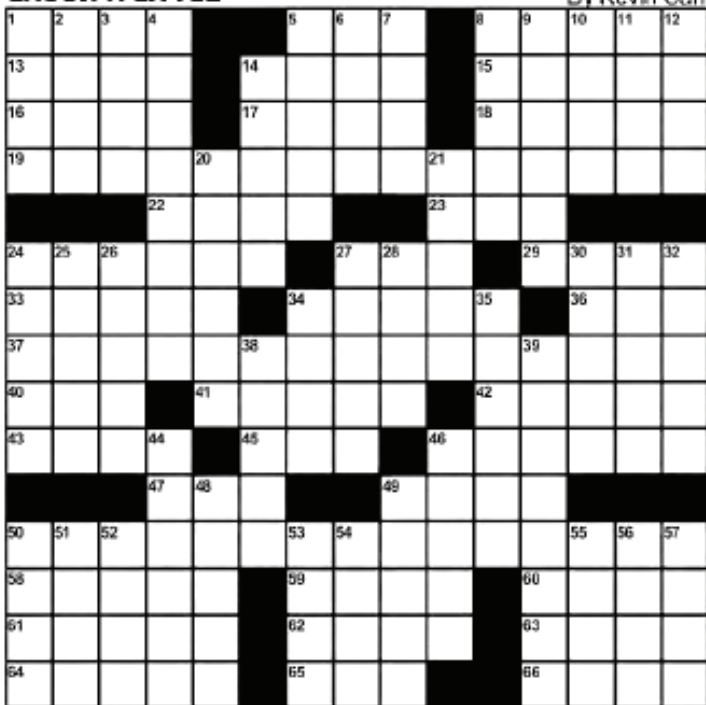
- 1) Dull
- 5) "\_\_\_ boom bah!"
- 8) Symbol of authority
- 13) Glorified gofer
- 14) A lot of lot
- 15) Overthrow, e.g.
- 16) Brand, in a way
- 17) Fall preceder
- 18) Fertile soil
- 19) Chuckle elicitor, sometimes
- 22) Kind of poetic foot
- 23) Part of BYOB
- 24) Beloved of Aphrodite
- 27) Taxing time, briefly
- 29) Mend by stitching
- 33) Shoestrings
- 34) Dispatch boat
- 36) The zodiac's only carnivore
- 37) Party ice-breaker
- 40) Newspaper div.
- 41) Like Erik the Red
- 42) Advertising gimmick
- 43) Make a sweater
- 45) Informer, slangily
- 46) Deep-sixed
- 47) Backboard attachment
- 49) Set aside
- 50) Robin Williams and Richard Pryor, many say
- 58) Cremona artisan
- 59) It has its ups and downs
- 60) Use a wrecking ball
- 61) Hybrid cat
- 62) Appraiser
- 63) Ethiopian currency
- 64) Con game, essentially
- 65) Bummed
- 66) Concrete section

### DOWN

- 1) Big blowout
- 2) In \_\_\_ of (rather than)
- 3) Man in a garden
- 4) Female protagonists
- 5) Clean, as dishes
- 6) Camera diaphragm
- 7) Aug. follower
- 8) Not on deck
- 9) In the vicinity
- 10) Remnant
- 11) "Gee whillikers!"
- 12) Formerly, formerly
- 14) Itsy-bitsy bits
- 20) Cereal fruit
- 21) Buggy puller
- 24) Shakespearean "shucks"
- 25) Matt of Hollywood
- 26) Caesar's peepers
- 27) "Halt!" at sea
- 28) Durable wood
- 30) Plants with healing properties
- 31) Fix a loose bundle
- 32) "There's \_\_\_ in sight"
- 34) City on the Yamuna River
- 35) Aquarium creatures
- 38) \_\_\_ Jean (Marilyn Monroe)
- 39) Shakes up
- 44) Moon of Neptune
- 46) Jose Carreras, for one
- 48) Cake topper
- 49) Atwitter (with "up")
- 50) Garfield and Heathcliff
- 51) Bypass
- 52) O. Henry's "The Gift of the \_\_\_"
- 53) Cleaning cabinet supplies
- 54) "The Disasters of War" painter
- 55) Go on the briny
- 56) University founder Cornell
- 57) Balkan native

### LAUGH A LITTLE

By Kevin Carr



For Laughs!





## Fun Stuff

### Fast Eddie makes feathered friends

*or 'How Puff Puppy Eddie tweets with birds'*

*By Ken Schlossberg*

I love the spring in Florida, though when thunder booms and lightning cracks and rain comes down in sheets, I admit that I run for cover. I bark back at the incredible noise but I have no effect on it at all. As we Bichons say in French, "C'est la vie."

One of the main reasons I love the spring - apart from the trees bearing their new leaves, the bushes blooming with beautiful scented flowers and countless clutches of adorable baby ducks - is the arrival of my old friends, Mick and Millie Mockingbird.

The Mockingbird's latin name is *Mimus polyglottus*, meaning "many tongued mimic." In addition to mimicking the calls of other birds and machinery, Northern Mockingbirds like Mick and Millie can imitate at least 12 different species of North American frogs and toads.

This special ability can cause some consternation between species. The springtime rains bring out Hollybrook's multitude of tiny frogs and softball sized toads that sometimes assault first floor apartments. One of them, my friend, Teddy Toad, has a deep baritone croak and could easily become a special performer with Hollybrook's famous SOJO Singers. CROAAAAAAAK!!!

Mick once imitated Teddy's croak. Teddy was offended. He told Mick to knock it off but Mick just gave him another Mockingbird croak. Teddy went to Broward District Court to ask for an injunction against Mick.

They both wanted me to testify on their behalf but, following my personal Hollybrook rule, I decided to stay neutral in neighbor "croak" disputes. I only have expertise in "barks". In court, Mick cited John James Audubon's famous quote about his species: "There is probably no bird in the world that possesses all the musical qualifications of this king of song, who has derived all from nature's self." The court told Teddy that he was out of luck because he never filed a recording of his unique "CROAAAAAAAK" with the Library of Congress.

Kenny loves Mick's singing so much that he recorded it many times and even tried to put some lyrics to it. He is still working on it; now going on something like ten years. Some things take time. Do you think Rogers and Hammerstein wrote the theme song for Oklahoma in the back of a taxi in just ten minutes? Actually, they did!

Mick and Millie always build their nest in the hedge around the big trash container just outside our building. The hedge protects their latest reproductions from squirrels, snakes and rats. At first, whenever Kenny and I wandered by the hedge, Mick and Millie dive-bombed us like we were their mortal enemies. Scared us to death, they did. Some of our neighbors really don't like it and give them a wide berth. They wear helmets and wield umbrellas to protect themselves.

But now they know that we love them and would never hurt their offspring. We sit on the bench near the hedge and they



fly over and sit on the bench with us and sing. High and low, fast and slow, thrilling trilling. Sometimes I imagine that they even sit on Kenny's shoulder and my back, jumping up and down with joy.

Kenny says they remind him of the time in 1946 when he was a boy and he went to a showing at his neighbor-

hood theatre, The Oriental, of Walt Disney's The Song of the South, based on the Uncle Remus tales by Joel Chandler Harris. The movie features the adventures of Br'er Rabbit, Br'er Fox and Br'er Bear, not to mention the Academy Award winning best original song "Zip-a-Dee-Doo Dah." Kenny loved Bobby Driscoll who played the boy listening to Uncle Remus and he sang the song all the way home from the theatre. He remembers it word for word today.

"Zip-a-dee-doo-dah, zip-a-dee-ay, my, oh, my, what a wonderful day, Plenty of sunshine headin' my way, zip-a-dee-doo-dah, zip-a-dee-ay. Mister Bluebird on my shoulder, it's the truth, it's 'actch'il, Everything is 'satisfactch'il. Zip-a-dee-doo-dah, zip-a-dee-ay, Wonderful feeling, wonderful day! Yes, sir."

He sang it for Mick and Millie. I barked along. Not bad, I thought, maybe I should join SOJO? Mick and Millie picked it up right away even though they were a bit put out that the bird in the song was a Bluebird instead of a Mockingbird.

Song of the South is no longer in circulation. Kenny said he would let the Disney company know that Mick and Millie wanted to replace the Bluebird if Disney decided to re-release. I thought that might be a lot easier for Disney than fixing their problem with Governor DeSantis. I wasn't around in 1946 but I hear things were a lot simpler then.

### 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.**



## Sports

# Summertime leagues aim to keep full timers competitive



During the winter season Hollybrook is a bustling 55+ community with men's and women's golf leagues, pickleball games and independent tennis matches played for six months straight. When the snowbirds go north, organized play typically comes to an end.

No more, my year-round Hollybrook friends. With this sum-

mer season comes promise (and hope) for organized summertime competition.



You may be the first to read that Pickleball Team Captain Judy Thomas has organized a pickleball travel team of intermediate level players; and excitement is spreading.

Our first match was set for June 3 and it was to be an Intermediate Round Robin Tournament vs Team Century Village. Unfortunately, it was rained out. However, the next scheduled event with Team Century Village is set to play at the Century Village courts on June 24. There will be four teams from each condo complex comprised of eight players each, with two alternates for each team.

Seven games of 11 points each will be played. The first team to get 11 points wins the game. The team with the highest points will be the winners.

Everyone is invited to come and cheer on Team Hollybrook loud and clear for the win to bring trophies home to Hollybrook. Join us at 8:30 a.m., Friday, June 24. Games will start at 9 a.m. at the Century Village Pickleball Courts, 13300 SW 10 St., Pembroke Pines.

If you are interested in attending, email Judy Thomas at [jthomaswho@aol.com](mailto:jthomaswho@aol.com) to be added to the Hollybrook visitors list at the Century Village main entry gate.

To Team Hollybrook: Practice hard and have a great game!



Charles Borgida, Judy Thomas and Justin Laird are in the process of forming a Summer 9-Hole, Mixed Golf League with weekly games and prizes. Some prizes may be for fewest putts, closest to the pin and longest drive. We're hoping to launch in July. Stay tuned for more details!

If you are interested in playing in an organized summer golf league, please contact Charles Borgida at [cborgida@comcast.net](mailto:cborgida@comcast.net) or Judy Thomas at [jthomaswho@aol.com](mailto:jthomaswho@aol.com).

Hit 'em straight Hollybrook!

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|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|

Walter- Continued from page 16



**Walter Chavez**

An email on June 20 from golf course consultant Mark Burrows says that other positive actions by Walter included appropriate fairway fertilization and weed spraying, and advised that the treated turf

would likely lose some color while weeds die off. In July, important work will occur to the cart path at Hole 2.

"Walter is settling in nicely and has already made improvements not only on the golf course, but in the (pro) shop as well," Mark wrote.

Walter, a member of the Florida Golf Course Superintendent's Association, is recertified every four years in Best Management Practices for the Environmental Quality on Florida Golf Courses. Endorsed by the Florida Department of Environmental Protection, the elective program promotes water conservation, pollution control and responsible cohabitation with wildlife and plants.

"The certification is not mandatory but it may become so. It's important to the whole country that superintendents manage courses without effecting the environment and wildlife," Walter said.

Earlier this year, he represented Florida in the National Superintendent's Golf Championship at Torrey Pines, in La Jolla, California, near San Diego, where he placed in the top ten.

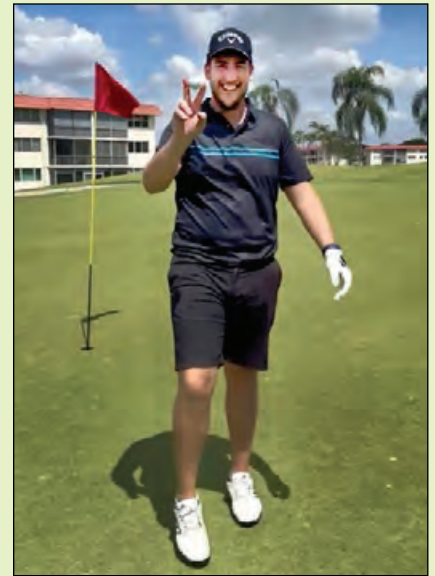
## Mikey Orion scores numero uno ace

Congratulations to Mikey Orion who sliced his first hole-in-one April 22 on Hollybrook's PGA course. Mikey's girlfriend, resident Zoey Freedman, witnessed the exciting achievement.

According to the National Hole -in-One Registry, the odds of scoring an ace is 12,500 to one.

Broken down further by the PGA on the organization's website [www.PGA.com](http://www.PGA.com), here a few other odds:

- \* Tour player making an ace: 3,000 to 1
- \* Low-handicapper making an ace: 5,000 to 1
- \* Two players from the same foursome acing the same hole: 17 million to 1
- \* One player making two holes-in-one in the same round: 67 million to 1
- \* Each year there are 450 million rounds of golf played in the U.S., which is approximately 25,000-30,000 per course. Each course reports between 10-15 aces per year. Basically, that means a hole-in-one is scored once in every 3,500 rounds.



## First time fore golf



New Golf Pro Assistant Pete Wyndorf began his first week at Hollybrook's ProShop providing a first golf lesson to Hailey Marrero, 7.

Hailey is the granddaughter of Mark Curran, one of the Hollybrook Restaurant's best servers.

### REFRESH YOURSELF

### PROSHOP GRAB 'N GOLF

\*\* Soft Opening Prices - Prices May Change Upon Grand Opening \*\*

#### ADULT ALCOHOL BEVERAGES

(Must be 21 years old or older)

#### BEER

Imported - \$6 per bottle  
 Bucket o' Imported Beer - \$26.75 for 6  
 Domestic - \$5 per bottle  
 Bucket o' Domestic Beer - \$22.47 for 6  
 O'Douls - \$5

#### COCKTAILS IN A CARTON

Margarita, Bloody Mary, Cosmopolitan,  
 Long Island Iced Tea  
 \$6 per carton

#### Hard Seltzer

\$6 each

Pay with Credit Card or Cash

#### CHILLY COLD SOFTDRINKS

Soda - \$2  
 Arnold Palmer - \$2  
 Gatorade/Powerade - \$2  
 Water - \$2  
 Power Drinks - \$3  
 Juice - \$3  
 Dunkin Donut Iced Coffee - \$3

#### SNACKS

|                          |                  |                      |
|--------------------------|------------------|----------------------|
| Chips - \$1.50           | Sandwiches - \$6 | Wraps - \$6          |
| Protein Fresh Pack - \$5 | Nuts - \$1.50    | Trail Mix - \$1.50   |
| Fruit Cup - \$5          | Muffin - \$3     | Pirate's Booty - \$2 |
| Candy Bar - \$2          |                  |                      |

\*\* Soft Opening Prices - Prices May Change Upon Grand Opening \*\*



## Classifieds

**SEASONAL RENTAL:** One Bedroom, 1.5 Bathrooms. Building 15, Apt 106. Panoramic water and golf view. \$2000 a month includes utilities (up to \$70). Internet & Cable. Call Sharon 954-257-0268.

**SEEKING RENTAL 3 1/2 TO 4 MONTHS.** Dec. 15, 2022 - April 2023. Presently in Hollybrook until April 1. Ready to visit your unit if available. We are flexible. Couple in sixties, non-smokers, no pets. Excellent references and pre-approved for investigation service. Call Line at 450-586-2488 or email la-fleur.li@yahoo.ca.

**SEEKING to PURCHASE a 3/2 (3 BDRM, 2 BATH) convertible unit in PHASE 6.** Serious buyer. Motivated. Will consider all who are seeking to sell. Call Walter, 973-641-5643.

**COMPANION** – Personable woman, well-travelled, experienced in Home Health Care (certified) seeks job as companion. Phone # 954-504-2839.

**CERTIFIED HOME HEALTH AIDE...** caring for the sick and elderly. Reliable, over 30 years of experience. With car and great references. Part time / Full time. Call Jennifer, 954-632-0788. Fully Vaccinated.

**CLEANER** – Currently cleans many units in Hollybrook; has availability to take on new jobs. Please call Janet Rivero at 786-498-6333.

### Family Care Nurse Registry, Inc. We provide Home Care Services:

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



**RECYCLE,  
REUSE,  
RECYCLE**

*Having Trouble with  
Hollybrook  
Washers or Dryers?*

**PLEASE**

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

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

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



# 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 a.m.

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 1 p.m.

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

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

**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)



## 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)

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

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

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City \_\_\_\_\_

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



# RE-ELECT JUDGE ANDREA RUTH GUNDERSEN

CIRCUIT COURT JUDGE GROUP 9  
EXPERIENCE, INTEGRITY & JUSTICE  
WITH COMPASSION  
[JudgeGundersen.com](http://JudgeGundersen.com)

It is a privilege to serve as your choice for 17th Judicial Circuit Judge. The responsibility to ensure the most equitable legal outcome for those who appear before me is something I take very seriously. I know life can be tough, and isn't always fair. I recognize the struggles and challenges which I personally experienced as a working single mother raising two children while putting myself through school. *I understand hardships because I've walked in those shoes.* Life experience is the finest teacher of understanding and problem solving. I am grateful for the life lessons I have learned that have embodied me with **empathy, compassion and humility** that I hold dear and carry with great pride into my courtroom each and every day. I hope to continue to earn your support and your vote! **Thank you!**

VOTE BY MAIL VOTE EARLY  
VOTE AUGUST 23rd

All My Children!



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Florida Trend's  
Legal  
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PLEASE JOIN US IN VOTING TO RE-ELECT JUDGE ANDREA RUTH GUNDERSEN



Police Union



Patricia Good, Vice-Chair  
Dist. 2, School Board



Frank C. Ortis, Mayor  
Pembroke Pines



Iris Siple, Commissioner  
Dist. 3, Pembroke Pines



Thomas Good, Jr., Commissioner  
Dist. 1, Pembroke Pines



Teacher's Union



Circuit Court Judge  
Residential Foreclosure Division, 2020 - Present  
Family Division, 2017 - 2020  
Elected November, 2016 (Robed January, 2017)  
Collaborative Law Project (Launched 2019 to assist pro se litigants)  
Dania Beach Lions Club, *Board of Directors*  
Prestige Club, *Board of Directors*

Broward County Bar Ass'n, *Board of Directors*, 2010-2012  
Professionalism Committee  
Bench & Bar Committee  
South Broward Bar Ass'n, *Past VP*  
West Broward Bar Section, *Past President*  
Professionalism Panel, 17th Circuit, *Past Vice Chair*  
Created New Lawyers Orientation & Mentor Program for BCBA

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