

THE VOICE OF HOLLYBROOK

October/November 2022
No.150

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Turn to pages 16 and 17



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THE VOICE OF HOLLYBROOK

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On the cover: A rainbow graces Hollybrook on the PGA course at Hole 10. The photo, by resident Judy Thomas before Hurricane Ian is a reminder to us that every storm brings sadness first, then hope.



Pools, roofs, explanations

Hollybrook project update

Playhouse: Interior sheetrock work is nearing completion

Tennis Courts: Phase 6 is now complete and we are waiting for

canopy frames to be installed. The canopies will provide shade for spectators, people waiting to play, and anyone else.

Pools: The Towers Pool and Pools 2 and 5 are completely finished; the repairs to Pool 4 are completed and the pool area is awaiting the deck resurfacing. Next to do: repairs on Pools 3 and 6.

40 Year Study: As of yet, we still do not have a clear understanding of what is required by new laws pertaining to this issue that have been mandated by Florida legislators in Tallahassee. We have assembled a task force of Hollybrook residents and are continuing to work on it.

Putting some rumors to rest.

Unit owners deserve correct information.

1. About why the internet vote was postponed

Rumor is that I postponed the August 29 motion on this topic because there were not enough “yes” votes to get it passed. This is far from the truth. I am 100% sure the motion would have passed, but the reason I postponed the vote was because of the many unit owners who still do not understand what we are trying to accomplish. I listened to you, the individual owners and renters, and heard you. I decided to put off the vote until the next Board meeting so that between now and then, I can hold Phase meetings; town hall meetings open to everyone; one on one appointments with people who request them; and send out informational email blasts to help everyone understand that the change we propose is for the good of all of Hollybrook.

2. The truth about roof repair, replacement

We had 22 roofs listed as needing repair and/or patching by our insurance brokers Brown & Brown. In addition, six roofs were identified as needing replacing. The roofing company Paul Bange was contracted for the job because it offered the lowest bid. In July Building 54 was approved by the board to be replaced. At the last minute, we were advised that roofing costs were expected to further increase in coming months, Paul Bange would freeze today's prices for an additional five roofs through the current fiscal year. So, we

added those roofs to the motion.

It was mentioned by one Board member that we could have chosen a less expensive way to do these roofs. That is simply not the case. We did our homework and asked professional building officials at Pembroke Pines; the product that he suggested, Cool Roof, was discouraged.

3. What we know about the Cool Roof brand

a. Cool Roof is a 2-step process whereby polyurethane foam is sprayed on as an underlayment to commercial roofs. A silicone layer is then sprayed on top of the polyurethane coating.

b. Silicone was the material FPL sprayed on several Hollybrook roofs in the past that did not last and had to be scraped off. The silicone spray-on coating did not adhere nor did it prevent leaks; the inadequate coating was experienced first-hand by Hollybrook. In fact, it caused our roofs to deteriorate faster than normal.

c. The claim that “no permit is required” for reroofing or roof repairs is not true. Roofs that require reroofing or 300 square feet or repair need to be permitted by the city.

d. At a meeting attended by Commissioner Tom Good and several Pembroke Pines building officials, the upcoming roofing permit applications were discussed. An offhand comment by one of the officials suggested that if we were considering silicone as the reroofing material, we might want to think twice about it.

e. Jarvis Herring, the owner of Bullgator who is a general contractor specializing in concrete restoration and waterproofing, also advised against silicone spray coating because it has not been used long enough to determine the effectiveness. (But you already said it is not effective.)

f. The above reasons are why we will not consider a silicone underlay.

4. How we saved \$135,000 by NOT reroofing a building

During the August Board meeting, Building 13 unit owner Stan Mirman spoke out that his roof, listed for repair was only five or six years old. Because I listen to all suggestions and comments from both owners and renters, I instructed our staff to check the history of the roof. It turned out that Stan was correct and his input saved us about \$135,000.

Below is what we learned about Building 13.

- * The new roof was installed by Waldrep Roofing in 2019.
- * Waldrep had not communicated with Hollybrook for some years and we believed they had gone out of business. We know now that they merged with another company.
- * The company owner sent his master roofer to Hollybrook to meet with Joe Pellegrino and Kyle Hatakeyama and

VOH Information

THE VOICE OF HOLLYBROOK

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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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Phase 6 - ROIANN BRUNO, GREG JAMIESON, MATTHEW SARNELL

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Unit Sales



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07-210	Browne to Newell	2	\$215,000
08-106	Delgado to Le	2	\$178,000
15-207	Quintal to Trigueros	2	\$215,000
24-208	Wepak to Marchand	2	\$220,000
35-205	Alcindor to Belisle	2	\$145,000
47-108	Capital Dream to Lorenzo	2	\$245,900
58-107	Arce to Quigley	2	\$222,500
62-305	Alcindor to Cubas	1	\$120,000
66-218	Massa to Gonzalez	1	\$118,000

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Vice President's Message



VP Report From Gilles Chevrier

I am happy to report that in August I helped two owners get fair treatment from TOTAL. In one case, because a part needed for the repair of an air conditioner was on back-order, TOTAL offered to replace the entire unit for \$1,500. After I negotiated with TOTAL management, the owner who had the replacement option on his contract, ended up having the whole air conditioner replaced free of charge. In another air conditioner case, a Phase 6 owner was asked to pay for the permit and crane costs to replace a unit. After my intervention, the owner had his air conditioner replaced without any out-of-pocket expense.

I am working diligently with TOTAL management to get some of their staff to work toward a more customer-oriented philosophy rather than focusing only on company profits. This only goes to show that an officer does not need to be physically in Hollybrook to accomplish their tasks. If you encounter issues with TOTAL, contact me for assistance at 954-431-0600 ext. 237 or send a message to vicepresident@hollybrook.com.

I am closely following our contract with Golf Now to make sure we get full reimbursements promised to us when we renewed their contract at the end of 2021. Following our golf rate changes in August for outside golfers, we noticed an increase of outside players. Compared to the same time last year when we had a record amount of golf income, we are only \$10,000 less in golf income.

I am in continual contact with our insurance broker Brown & Brown for our upcoming October renewal for policies except a property policy. This tedious process develops months before renewal. Because of the present state of the commercial insurance market in Florida, we have only one main carrier that can insure the requirement for \$250 million worth of properties. We are fortunate that they have agreed to renew us as many associations like ours cannot find a carrier. We are privileged to be considered a "good risk" by our carrier because we have proven to be on top of our facility maintenance. For example, in response to an inspection report by the carrier, the Board voted at the August 29 meeting to replace roofs at Buildings 13, 14 and 15. General Manager Kyle Hatakeyama, resident George Nozick and I are making sure that we get the proper coverage at the best price.

Finally, our Phase 6 tennis courts have been repaired. Though the original contractor hired reneged on his commitment, our GM found a reliable company to pick up the contract for the same amount. A new canopy and patio have also been installed. All will be ready for the return of winter tennis enthusiasts.

LISA FOX
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MARTY'S LISTINGS

PHASE V – TOP OF THE LINE GORGEOUS, 3rd floor, 2BR/2BA **FULLY FURNISHED**, Impact Glass; **EVERYTHING (PAID IN FULL)** Open Kitchen (SS appliances, quartz, extra storage/cabinet; 2 showers, freshly Painted, Central AC throughout, **Golf View**. Recreation Lease **PAID IN FULL! PERFECT! MOVE RIGHT IN!**

PHASE 1V – LIKE NEW! Convenient 1st floor 2BR/2BA on Par 3 (11th Tee. Bright/Open Updated kitchen (high ceiling, SS appliances. Quartz counters, etc.) 100% waterproof Plank vinyl flooring throughout. **MAGNIFICENT MASTER BATHROOM SHOWER!** Recreation Lease **PAID IN FULL! MOVE RIGHT IN!**

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PHASE II – SPECTACULAR, RELAXING PGA (16th Fairway) and Lake view 2BR/2BA, 1st and floor) North/South exposure, Recreation Lease PAID IN FULL! PRICED WAY BELOW MARKET!

PHASE III – 2BR/2BA (3rd floor) on Par 3 (8th green). North/South exposure. Freshly painted; UPDATED KITCHEN (raised ceiling, open, extra storage); Walk to Clubhouse. Tile throughout, Updated Master Bathroom Shower, Recreation Lease PAID IN FULL! PRICED RIGHT TO SELL FAST!

PHASE V – CONVENIENT 1ST FLOOR 2BR/2BA, 2 Master Bedrooms, Magnificent Showers, Bright Open Kitchen (SS appliances, granite, High ceiling), rich cherry cabinets, garden patio, North/South exposure; Recreation Lease PAID IN FULL! MOVE RIGHT IN!

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Treasurer's Report

July, August Report

From the desk of Mary LoPreto



Financial Secy's Report



Looking good

From the desk of
Joni Esser-Stuart

Reminders about our October Quarterly Maintenance payments have been sent to unit owners electronically or via letters.

As you know, the total includes each unit owners' responsibility for sustaining our Hollybrook Restaurant. Unit Owners in Phases 1 through 5 and the Towers will pay \$1,594 and Unit Owners in Phase 6 will pay \$1,914 and these payments include the cost of the Restaurant Card. Restaurant Cards will be distributed during the third week of October (October 17 - 21). The new cards can be redeemed for food and beverages and will be valid through the end of business on March 31, 2024. Our Hollybrook Restaurant is initiating beverage and food specials to entice unit owners to enjoy socializing and dining with friends and relatives in our community.

Our monthly golf income for August was \$121,994 and thus our August golf income was a bit lower than our golf income in July (\$125,804). The golf income is consistent with the golf income from the 2021-2022 fiscal year but reflects a smaller percentage of the yearly budget since the Board approved a yearly budget of \$1,662,000 for the current fiscal year versus a yearly golf budget of \$1,140,000 during the 2021-2022 fiscal year. The total golf income for the 2022-2023 fiscal year is \$636,306 (38%) of the 2022-2023 yearly budget.

As expected during our summer golf season, we rely upon outside golfers, Canam and Golf Now help to support income derived from our owners and their guests. Cart fees from owners were \$7,983 in August; \$35,215 more came from guest fees. Walk-in golfers accounted for \$44,445 of revenue. Our contract with Golf Now provided \$18,446 while our negotiated contract with Canam provided \$7,724 in August. Additional sources of golf income in August were \$6,673 from our military and first responders, driving range fees of \$1,331 and Par 3 fees were \$64.

I have arranged a Flu Shot Clinic for Hollybrook residents and employees for 8:30 a.m. - noon, Thursday, October 20. We are fortunate to have a working relationship with Memorial 24/7 Care Center and I encourage you to come to our Social Hall and get your free flu shot from 8:30 to noon.


We are happy to have returned to Hollybrook recently. Our second grandson, William Oliver, was born on August 29 so we were in Mobile, Alabama visiting and helping his parents. Oliver is a welcome addition to our family - two grandsons born in 2022 is indeed a blessing!

Hollybrook's summer is quickly coming to an end and the winter season will soon begin.

As always, it has been a time of maintenance for our Hollybrook Golf and Tennis Club buildings. Grounds that are an integral part of our amenities need constant love and care. Roofs are being repaired as are the pools, tennis courts, and each of our beautiful golf courses. This summer also saw the continuation of work on facilities inside The Playhouse. We eagerly await return of our preCOVID-19 shows, movies, and of course BINGO nights!

The Hollybrook budget continues to remain intact with many thanks to our staff and volunteers. They demonstrate a diligent understanding of what it takes to keep such a grand community operating. We are on budget for operational expenses and income.

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Recording Secretary



From the desk of
Elaine Yost

**SPECIAL BOARD of
ADMINISTRATION
MEETING MINUTES**
Monday, August 29, 2022

President Alan Eisman called the meeting to order at 7:29 p.m. on August 29, 2022.

There were 21 board members present; absent were Bergeron, Dipp, Guerrero, Markowski. Also in attendance were Kyle Hatakeyama (General Manager), Shane Laakso (Purchasing Manager), and Eileen Soler (Communications 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.

NEW BUSINESS

MOTION A – TO AWARD A BULK SERVICE CONTRACT TO LUX SPEED INC. (LSI) TO PROVIDE INTERNET SERVICE TO HOLLYBROOK

Alan Eisman postponed the motion until more information could be disseminated and workshops held for unit owners.

MOTION B – TO AWARD A CONTRACT TO PAUL BANGE ROOFING, INC. TO REPLACE THE ROOFS ON BUILDINGS 12, 13, 14, 15, AND 53 FOR THE SUM OF \$819,000

Roiann Bruno made a motion to contract with Paul Bange Roofing, Inc. to replace the roofs on Buildings 12, 13, 14, 15, and 53 at the cost of \$819,000. 2 Residents spoke, Carl Mack (35, 208) and Stan Merman (13, 104) questioning the motion and suggesting alternative methods and materials. A vote was taken, and the motion passed with 19 affirmative and 2 dissenting votes (Eaton, Gonzalez).

Comments

Alan Eisman adjourned the Board of Administration Meeting at 7:50 p.m.

Respectfully Submitted by
Elaine Yost

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Against
COVID-19.**

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Cynthia J Arevalo

President - Continued from page 3

together they looked at the roof. No leaks were found, but a pitch grade problem noted by Brown & Brown was confirmed. Apparently, Hollybrook was offered an added service of pitch-insulation to all roofs that were reroofed at that time, but the service then priced at \$40,000 more, was turned down by former Hollybrook staff.

* Kyle contacted our insurance brokers and asked if additional drains placed on the roof would satisfy the carrier's concern regarding the pitch. They estimated that for \$25,000 - \$30,000, the drains would meet and satisfy their expectations. *Thank you, Stan!*

5. Stay safe, Hollybrook

I know I promised long ago to write only about Hollybrook issues in my columns, but please indulge me this time. While writing this, I was notified that one of my closest friends died due to complications of COVID-19. Along with many others, I had dismissed COVID-19 believing that the pandemic was over. How wrong I was! Please stay safe and if you have any symptoms of the infection don't hesitate to run to the hospital; don't wait because I know now that it is real and that a day or two can make a difference. Mike, you will be missed!

NOW, TO ALL WHO CELEBRATED

I hope you all had a Happy and healthy New Year (Shana Tovah) and an easy fast (Tzom kal). Enjoy the New Year!

As always, if you would like to speak with me about an issue or complaint, or even to congratulate us, please call or email my assistant Carol Mazza to schedule a time and date. Carol can be reached at ext. 234 or carol@hollybrook.com.

Alan Eisman, President

Restaurant Card Distribution Plan

It's that time of year when your October Maintenance Payment is due (the total of which includes your annual restaurant responsibility); and Hollybrook's Restaurant Card distribution is right around the corner. Remember, this card is valid from the time you receive it in 2022 through March of 2024. Forms that have been mailed out regarding the restaurant cards are also in the Admin building. To pick up your card in person, come on the date you are assigned below, from 9 – 11 a.m., to the EAST door of the Administration Building (by the Memory Garden).

PHASE 1 - Monday, October 17

PHASE 2 - Tuesday, October 18

PHASES 3 & 6 - Wednesday, October 19

PHASE 4 - Thursday, October 20

TOWERS & PHASE 5 - Friday, October 21

If you miss any of the above pickup dates, you may pick your restaurant card up during the following weeks. Make sure you bring your Hollybrook ID card. If your Hollybrook ID card is outdated, please see the Records Department for a new ID before coming for your restaurant card. If you need your card mailed to you, or want someone to pick it up for you, please send pertinent forms as directed in numerous previous emails and postings.



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City and County



From Pembroke Pines Mayor Frank C. Ortis Savor the Sounds

Every October, Pembroke Pines Fire Rescue Department and fire safety advocates nationwide join forces with the National Fire Prevention Association (NFPA) for Fire Prevention Week. This year marks the 100th anniversary of the weeklong observance. The theme, "Fire won't wait. Plan your escape," brings the cause home. According to the NFPA, homes burn faster than ever giving residents two minutes or less to safely escape from the time the smoke alarm sounds. Simple and important actions can keep us safe. To learn more, go to the city's website at www.ppines.com.

As fall begins to approach more and more outside activities will be held. The 10th Annual Bow Wow Ween is a great way to kick off the season, set a festive mood and include your four-legged canine friends and family. Free and fun for all ages, the 9 a.m. – 1 p.m. event will be

staged October 8 at Craig Rupp Dog Park, 9751 Johnson Street (just east of Palm Ave.) Bring your pooches dressed for success! Halloween costume contests, games, prizes will be front and center. Loads of pet service and supply vendors will be on hand. Check out www.ppines.com for details.

If music is more your style, attend Savor the Sounds, a new music concert and food series event to be held at Charles F. Dodge City Center, 601 City Center Way. The first concert, 4 – 7 p.m. on October 23, will feature the Latin sounds of the Stella Fusion Band. The free family friendly series promises relaxation and fun for all ages. Bring a chair or a blanket to sit on. Come hungry - food trucks will be on hand. You'll be surrounded by art: artists, interactive art elements, family games and live chess.

And, don't forget to come visit me and learn how government works at Coffee with the Mayor 8 – 9:30 a.m. October 19 during Florida City Government Week at Charles F. Dodge City Center Lobby. I look forward to spending time with you over a nice cup of coffee.

See you in the Pines!

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



From Pembroke Pines Dist. 1 Commissioner Tom Good Fall into F-U-N

As you end your summer vacations and enter the fall season, know that lots of fun and exciting activities are being planned to happen throughout Pembroke Pines. Be sure to check out all of the October events, like Bow Wow Ween for dogs and their humans and our brand-new music and food concert series aptly called Savor the Sounds. Our calendar on the city's website at www.ppines.com has all the dates, times, and information you need.

Halloween Tea Time will take place at Carl Shechter Southwest Focal Point Community Center, 301 NW 103 Ave., 2 – 4 p.m., on October 26. The cost is \$20 per person and reservations are required. Spookylicious tea sandwiches, assorted tea potions, and cute and kooky costumes will certainly make this event a cauldron of fun.

If shopping is your interest, come to the center's popular weekend-long Flea Market and Bazaar. The two-day treasure hunt, featuring more than 100 vendors, is 8 a.m. – 3 p.m., Saturday, October 29 and 9 a.m. – 3 p.m. the next day, Sunday, October 30. Admission and parking are free. Call 954-450-6888 for more information.

As we move toward November, excitement will build for our 24th Annual Artfest in the Pines. The art-packed event of beautiful art, demonstrations, workshops, a kids' art and game zone, musical performances, and diverse cuisine courtesy of Gourmet Truck Expo, will be held 10 a.m. – 5 p.m., November 5 and 6, at Charles F. Dodge City Center. This really is a great event – and

free - for people of all ages to enjoy walking among such talented artists and maybe even doing some early holiday shopping.

I hope you will join me at this year's Veterans Day Observance, noon, November 11, at the city's Memorial Park across from City Center Way. On that day, we will remember and honor all of our veterans for their service to our country, for keeping us safe through our nation's wars, and for their many personal sacrifices. A presentation of colors by the Pembroke Pines Police and Fire Department Honor Guards, musical performances and speakers will be on hand.

As a Navy veteran, November 11 has always been a very special day for me. It is a day of reflecting on family, on those with whom I served, of the support we received from friends and fellow veterans, and of the honor and pride I feel for all men and women who bravely wore the uniform in service to our nation. I salute and thank them not only on Veterans Day, but every day.

Meanwhile, remember that hurricane season is not over yet, neighbors. Please continue to be prepared and stay vigilant. Be safe and have a very Happy Thanksgiving.

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

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Election stressing?

Dear Miss Holly,

People are starting to campaign for Hollybrook seats on the Board already and it's totally against the rules! Signed, Sick O'It



Dear Sick O'It,

Oh, this world of political nastiness has infiltrated our humble enclave, hasn't it? Well, Sick O'It, your observation is kinda incorrect. But first, here's what I've learned from well respected Hollyfolks in the know and from deciphering the Hollybrook Rules and Regulations myself: Our election culture is alive and well – so far.

Now, back to your question. Yes, word around the pools is that several residents are dipping their proverbial toes into the water for seats on the Hollybrook Board. *But no, they are not officially campaigning even though there are no actual Hollybrook rules against it.*

Our longstanding Hollybrook practice of waiting until all interested parties have officially submitted their letters of intent to run and have allowed time for them to be vetted for "good standing", is being honored. In fact, two hopefuls who we know are absolutely biting at the bit to get started are both holding their respective courses.

Yes, for now Hollybrookers can rest easy. We know as global citizens that political behaviors have gone from bad to worse, especially during the last decade. World leaders battle on the lines of good and evil. Some politicians care more about winning than serving their people and some voters view lying and stealing as strengths, as long as their candidate gets away with it. Here, in our Hollybrook pocket of paradise, tempers certainly flare and rumors are always spread, but good still outweighs the bad. There will be no coup, no storming of Board meetings. For now, let the talkers talk but keep your eyes and ears clear enough to notice who walks the walk. Is it you?

General info: Board Election 2023

Hollybrook's Election 2023 season is about to begin. Historically, the election for all seats on the Board of Administration, is held in February of every odd numbered year with winners announced on the last night of the election period at the Hollybrook Annual Meeting. Though the date of the annual meeting has yet to be announced, unit owners should be aware of the election timeline required by Florida Condo Law 718. Per Florida's Division of Florida Condominiums, Timeshares and Mobile Homes, below is the basic timeline required. Some specific Hollybrook practices, additional to legal requirements, will be added to future communications.

60 days prior to the Annual Meeting (last night of the election period) – Send first notice of election date to Unit Owners via mail, hand delivery or electronic email. Notice includes deadlines and requirements for anyone desiring to run for Board seats to notify the association within 40 days of the election.

40 days prior – Candidates must have submitted written notice of intent to run; they will have been vetted to be "in good standing" meaning that they are current with all financial obligations to Hollybrook, have not been convicted of a felony during the past five years and been restored all civil rights, and they shall not be under disciplinary suspension or removal by the association. Only one unit owner per unit may seek election.

35 days prior – Candidates who wish to include information sheets about themselves in the election instructions and ballot package, must have the information sheets (8"x11") turned in.

14 days prior – A second notice of election is sent to voters. The notice includes election ballots, instructions and the candidate information sheets.

For more about Florida condominium elections, go to www.myfloridalicense.com/condo. An election brochure tailored for Hollybrook residents will be available before the election.

The next REGULAR BOARD OF ADMINISTRATION MEETING will be 7:30 p.m., Monday, Oct. 24, Admin. Bldg.
Watch LIVE on CHANNEL93 or watch later via YouTube or scrolling on Channel 93

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# Singles Club reblooms in summer, falls into fun

By Mary Oldiges

After 30 months of suspended formal meetings due to COVID-19, the Hollybrook Singles Club plans to finish off 2022 with a resounding “yes” to all sorts of fun and engaging activities. A day trip to Bimini, sporting events, theater outings, and a sunset cruise are some events that the club hopes to host.

During the first meeting since early 2020, co-chairs William Brittain and Virginia Falco, on August 25, met with 25 existing members and six potential members of the 57-member club. The meeting began with a salute to Frank Schwimmer, the club’s founder who passed away in July after a sudden illness. All were reminded that Frank’s intent was always to provide socialization without dating pressure or pitfalls.

William said he became an advocate for the singles group be-



**Above: Members of the Singles Group take a morning stroll together to support each other in friendship and fitness.**

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cause its an alternative to being alone. “Do we sit in our condos for hours and hours? I, like many others, need to be active and I like people, but where are they? The group helps with that,” William said.

Virginia, a member since the club formed in summer 2019, said she joined because she had recently moved after moving from The Villages in central Florida where 3,600 clubs were available to residents.

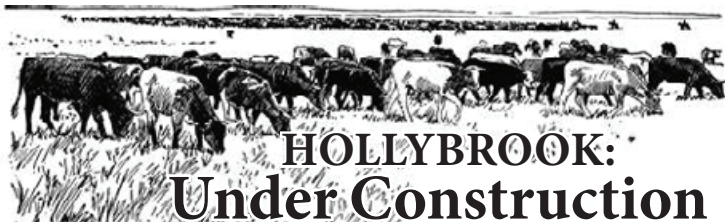
“I was used to being busy, so when I saw the notice Frank Schwimmer posted, I joined immediately; and because of the club I have made many, many friends,” Virginia said.

Activities can be classified as events, regularly standing events, or member led self-organized gatherings. In mid-September, the club boasted 36 member-organized interest groups such as bowling, political discussion, golfing, and several creative endeavors including crafting, singing, and painting.

Regularly scheduled activities such as billiards in the Recreation Building and shuffleboard at pool areas, usually occur weekly and are promoted among members. Some activities are posted in The Voice of Hollybrook

*Singles- Continued on page 28*

## Flash from the Past



### HOLLYBROOK: Under Construction

By Lois Hollands

Part 2 of a 3-Part Series (reprinted from December 2019)

To prepare for our upcoming Hollybrook 50<sup>th</sup> Anniversary, we paused to look at how we got here. The following is a reprint of part-two of a three-part series 'History of Hollybrook' that was published in the Voice of Hollybrook in winter 2019-2020. Part-three will follow in December to lead into a new series - DOWN MEMORY LANE: Remembrances of the First 50 Years - which will start in January, 2023.

Construction of Hollybrook progressed rapidly in early 1973 and on March 10 the Fort Lauderdale News reported that the 6-story high-rise containing 198, 1 bedroom 1½ baths was ready for occupancy. Prices ranged from \$20,900 to \$26,900 depending on floor levels with the top floor selling for \$29,000. By April of the same year the Club House was nearly completed. The Administration Building still served as the sales office, laid out in model apartments for preconstruction buyers. This accounts for the odd configuration of the building today.

On June 30, 1973 the Fort Lauderdale News reported further that 75% of Hollybrook was under construction and the first occupancy was to occur in mid-August. A year later, the news revealed that construction was 3½ years ahead of schedule.

Apartments in the 3-story buildings then sold for \$22,900. The 18-hole PGA public golf course, designed by renowned golf course architect William Mitchell became private in 1973. New Yorkers made up the largest percent of buyers in the early days. Many sold their homes up north and came to the land of sunshine, year-round recreation, and no state income tax. News spread by word of mouth of the opportunity to own a piece of paradise. Carl Mack and his uncle were among the first residents. Carl said his uncle wanted to "get away from the cold weather in New York".

In 1974 a rental opportunity was announced by the developers and according to the Miami News it was possible to rent a 2-bedroom 2-bath unfurnished apartment for only \$275 per month. To put things in perspective, bread then sold at 28 cents a loaf, a gallon of milk was \$1.19, and the average yearly income was \$11,100. There was no development west of Hollybrook.

Roiann Bruno said she remembers looking out the window at her parent's unit and seeing cows in front of Building 32 – a real surprise for a city girl from Brooklyn. A farm stand stood where Walgreens is now. Though Hollybrook was indeed a private community, there were no fences surrounding the development and no guard gate. In order to keep locals from using the swimming pools, residents used yellow wrist bands; guests wore



Video screen shot, Hollybrook Archives

On Feb. 20, 2005 past Hollybrook President Ron Pacella, Pembroke Pines City Commissioner Ben Fiorendino, County Commissioner Sue Gunzburger and Hollybrook resident Mort Katzen cut the ribbon on the new Recreation Building.

green. It wasn't until 1980 that two security cars were equipped with mobile radios connected to a central station. Previously, security drove to a pay phone to call in an emergency.

Prior to 2002 when the community became 55 and older, children under age 14 were restricted. The rule became an issue when a young couple who purchased a unit in 1998 became new parents. Hollybrook's rules would have required the family to move, but under threat of law suit the association relented and grandfathered the family in. Though the social hall, restaurant and cart barn were built early on, in 2000 residents voted yes on a referendum to build a second story above the cart barn for recreational facilities. The restaurant expansion and the Hollybrook Playhouse were included in the plans and a \$750 special assessment was placed on unit owners to cover construction costs.

On February 20, 2005, then President Ron Pacella officiated at the ribbon cutting ceremony and grand opening of the new recreation center. In his opening remarks he commended the volunteer Building Committee for their hard work, dedication and patience during the five years it took to bring the addition from an idea to reality. Mort Katzen who made a significant donation to the building fund, unveiled a plaque dedicating the building to his wife Ida and his daughter Molly Katzen.

Prior to the addition, many recreational activities took place in the Administration Building. It was in front of the building that Lydia Romero, one of Hollybrook's first Spanish speaking residents, was struck and injured by a hit and run driver. Security Chief Mike Tirado found her lying unconscious and called for an ambulance. The driver was identified but not charged.

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## What's in store for big 5-0

By Lois Hollands and Maryjane Boxall  
50th Anniversary Co-Chairs

Plans for Hollybrook's year-long 50<sup>th</sup> Anniversary are moving along quickly and surely. The committee last met officially in mid-September.

The Anniversary Cookbook, for which more than 100 recipes were submitted, is nearing completion and will be available for sale by December's gift giving holiday season.

Three shows have been booked for The Hollybrook Playhouse starting with "The History of Rock and Roll," a fun filled night with lots of dancing, scheduled for Friday January 13, 2023. Everyone who attends is encouraged to wear outfits that reflect the era that spans the very late 1940s through the early 1960s.

The Beach Boys tribute show "Catch the Waves" will bring Hollybrookers back to a simpler, happier time of hot rods, surfing and endless summers on Saturday, February 11. The third show, "A Night at Studio 54," is a recreation of the most infamous night club in history - New York City's Studio 54. Featuring music straight from the heyday of the club from roughly 1977 through the early 1980s, the show will be staged on Friday March 3. So put on your disco dancing shoes and prepare to enjoy a fun filled evening.

Tickets will cost \$20.00 per person for each show. A special discounted rate will be offered with the purchase of tickets for all three shows.

An Anniversary Tea Party is shaping up to be a close duplication of one attended by Hollybrook women during-summer at the Carl Shechter South-west Focal Point Community Center. Special teas, finger foods and pastries will be served with festive flare.

The committee hopes to bring back Hollybrook's Monday movie nights featuring Oscar winning films from the 1970s. Several volunteers who know how to operate sound, light and video systems will be needed.

Volunteers are also needed to join task forces to decorate, promote, design and sell tickets and usher guests for all 50<sup>th</sup> Anniversary events.

An exciting charity golf tournament is in the planning stages now and will feature 50<sup>th</sup> Anniversary shirts, caps, visors and other golf related items that will be available for purchase throughout the year. Expect prizes.

Other activities in the planning include a Karaoke Night, the return of Goofy Golf, Pub Quiz and Trivial Pursuit nights, and much more to be announced as decisions are made.

Next year's 12-month celebration is an opportunity to put your creative side on show. If you are interested in contributing to make Hollybrook's 50<sup>th</sup> Anniversary year a success, please contact either Lois Hollands or Mary Jane Boxall at [VOH@Hollybrook.com](mailto:VOH@Hollybrook.com) or give us a call at 954-431-0600 ext. 260

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# News

## Hurricane Ian: All hands on deck

When Hurricane Ian was forecast to strike South Florida, Hollybrook employees prepared for the worst, hoped for the best and continued to work on everyday tasks.

General Manager Kyle Hatakeyama led morning meetings with Security, Maintenance, Communications, and all other departments to ensure everyone worked on the same page toward the same goal – the safety and security of residents and property. Daily, the team

assessed the course of the storm and reassessed all components of hurricane preparedness.

With several large projects in the works including the Playhouse renovation and Building 50 and 51 repairs, large machinery and construction materials were removed or secured. Trees were trimmed and landscaping was thinned. Eblasts, posters, televised notices and flyers regarding how to weather the storm and what to do in

**Hollybrook Helps – Hurricane Ian Relief**  
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 Rain Date October 28, 2022  
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the aftermath were posted. Security ensured that community gates were shored to sustain wind and water; teams were equipped and in place ready to respond to emergency calls.

Ian barely touched Hollybrook though tornadoes touched down in nearby neighborhoods. At North Perry Airport, a dozen small airplanes were tossed like toys and just a half mile north an employee’s home suffered damage.

After the hurricane devastated Florida’s west coast, President Alan Eisman and Financial Secretary Joni Esser-Stuart brainstormed plans to help survivors of communities that lost everything. Soon, all departments were on board and volunteers were recruited for an all-day golf event featuring a community BBQ and dozens of corporate sponsorships. The event will benefit the Harry Chapin Food Bank of Southwest Florida.

To volunteer for the Hollybrook Helps Hurricane Ian Relief event, call Alan Eisman at 646-770-4093.

**DON'T WANT THE BUG?**  
  
**MASK UP!**



## 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.

## Hollybrook welcomes new Director of Golf: Bill Friesing

William "Bill" Friesing thought he was retired from golf course management just nine months ago. In late September, he was thrilled to be Hollybrook's new Director of Golf.

"I worked six straight years, seven days a week until December 2021. Now? I'm recharged again," Bill said.

But Bill has always been serious about golf; he's even owned a golf course.

According to Hollybrook General Manager Kyle Hatakeyama, "to say that Bill brings to the community a wealth of experience and qualifications is an understatement."

In the early 2000's, Bill was owner and hands-on operator of Forest Lakes Golf Club in Sarasota, Florida. He created the business plan, oversaw course development and design, purchased all capital equipment and set the training standards for the staff in every service and hospitality aspect.

Later, he was the Director of Operations for a 27-hole semi-private golf course facility that included a 100-room boutique hotel. The resort in Boca Raton was vastly improved during Bill's tenure. He strategically drove golf shop sales to nearly \$400,000 in one year; and he increased rounds of play from 20,000 to 50,000.

Most recently Bill was the director of Coral Springs Country



Staff photos

Above: William "Bill" Friesing makes himself at home in the Hollybrook Golf ProShop. In a short time, the newly hired Director of Golf began assessing inventory and merchandising the attractive retail displays.

Club where he rebuilt the club's brand from the ground up. For 13 years at Coral Springs, he enhanced golf experiences by improving member services, providing effective lessons and clin-

*Director - Continued on page 24*

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# News

## Murray Rubin: Man of integrity

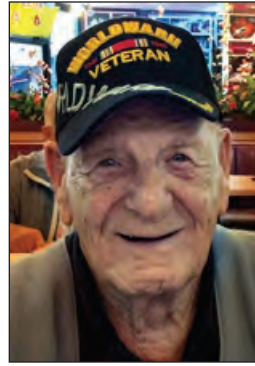
By Joe McHugh

An original resident of Hollybrook who lived here from 1974 until May of this year, Murray Rubin passed away peacefully on Friday, September 30, 2022. He was a few weeks short of his 104th birthday.

He was the finest of humans, a person of impeccable character, a most giving person who always wanted to know how he could help. He always joked that his eyesight was so good and it must have been true. In his 90s, he became the designated driver for “younger folks” in their 80s. He only stopped driving a year ago.

Murray served his country in World War II as an Army medic, and served his family and community after the war with love, hard work and commitment. He always had a joke at the ready, was a loyal friend, and never met a stranger. He started every conversation with “What’s the good word?”

He was an avid golfer until he was 101 and made his first hole-in-one at the tender



**Murray Rubin**  
1918 - 2022

age of 89. He was known to frequent casinos from time to time and loved to go to Las Vegas, the location he requested for his 95th birthday celebration.

He adored his wife, Sylvia to whom he was married for 64 years. After she passed away in 2010, Murray was encouraged to find companionship.

“I’m a one-woman man”, he said not even entertaining a conversation on the subject. A photo of Murray and

*Murray - Continued on page 24*



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Corner Unit. Walking distance to pool with outside grill and pickleball area. 24hr Guard on Site. Gated Entrance. Phase 2: No Recreation Lease needed. Unit has a few upgrades ( bathroom vanity, floor, refrigerator, replaced new parts on a/c unit replaced condenser and compressor has warranty.

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# News

## PGA green better than par by far



At left: After a weed eradication treatment the green facing south at Hole 2 on the PGA course appears sandy, patchy and unwell. At right: On the same hole, but facing north, the grass is recovered from a treatment that kills harmful nematodes and is now weed free, lush and a brilliant emerald color.



## The Greening season



### EMPOWERING CAREGIVERS CONFERENCE

Tuesday, October 18, 2022

Lillian S. Wells Hall at Parker Playhouse

707 NE 8th St., Fort Lauderdale, FL 33304

Join us for a one-day conference specifically for those affected by, taking care of loved ones with, and working with Alzheimer's & dementia-related diseases.

7:30 A.M. Complimentary Breakfast  
8:00 A.M. Program Begins

#### Conference Programming

- Recent Advances in Alzheimer Care, Early Detection, & Treatment
- Dementia Care & What Really Matters
- Technology for Caregivers
- Best Financial Practices For Caregivers To Protect Their Loved Ones
- Fraud Prevention & Exploitation of Seniors
- Resources Specific To Communities Of Color
- Tools Specific for the LGBTQ+ Community
- Intimacy With A Loved One With Dementia

### Golf course team takes advantage of summer, but not why you think

Though Florida's tropical climate sees no obvious seasons when it comes to native creatures, flora and fauna, golf course grounds management teams are held to certain seasonal procedures.

"Golf courses everywhere must take advantage of the summer months. *If not*, the grass will die in winter and the ground will be too hard. Why? Because we did not prepare and we failed to be proactive," Course Superintendent Walter Chavez said.

Grass grows abundantly during Florida summers thanks to heavy rain and glaring sun; but so do weeds, "goose" grass and harmful parasites. During the summer, aerification is necessary even though it causes stoppages in play for year-round golfers. Aerification also causes a look that worries some golfers. They see brown patches of dying grass sugared in sand and they conclude that the turf is distressed due to mismanagement.

"Every golf course looks like this at some time during the summer because treatments have to be made," Walter said. "But with the process we use, the recovery time is much shorter the second time around."

Called dry-ject, the process pokes holes through the ground to soften the soil while forcing sand into the dirt. The treatment promotes cushiony growth of desired grass while decreasing the spread of grass-harming fungi, insects and other biologics.

Other processes are just as important. At Hole 2, for example, on a recent af-

Panelists & Speakers



Adam Siak



Dr. Alyse November



Dr. Ashley Stripling



Cari Eyre



Dr. Caryn Blair



David Laiderman



Denise Lettau



Dr. Emily Salivar



Gita Vatave



Heidi Friedman



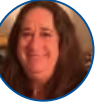
Jaime Collazo



Keith Gibson



Dr. Lessup Duncan



Lisa Peters



Lisa Roberts



Michael Norfleet



Dr. Naushira Pandya



Phil Solomon



Dr. Robert Glueckauf



Dr. Rosemary Laird



Dr. Shaye Moskowitz



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Greening - Continued on page 35

## News

*Director - Continued from page 19*

ics to members, and issuing implementing steps that resulted in overall revenue growth.

A PGA Class A Member, he was awarded the honor of 2019 Southern Chapter PGA Golf Professional of the Year and he currently serves as an elected Member-At-Large representing the Southern Chapter. In fact, he sits on the Board of the South Florida PGA Section; one of 41 Sections nationwide.

Kyle said Bill is dedicated to the sport which is particularly evident in Bill's volunteer work. He consistently helps young golfers develop their game, earn their PGA cards, and he mentors them as their careers unfold.

Golf isn't his only pleasure.

Bill, "the proudest" grandfather of 9-month old Jordan Rose, loves to cook Italian food and spend vacation time by visiting old Florida towns and fishing spots with his wife Sue.

On his first day at Hollybrook, as all employees faced down Hurricane Ian, Bill jumped full force into storm preparation. When the coast was clear, he worked to open the course and Proshop and began to plan for Hollybrook's upcoming 50<sup>th</sup> Anniversary celebrations in 2023.

"I'm really looking forward to bringing new ideas to Hollybrook; to elevating the property and reputation," Bill said.

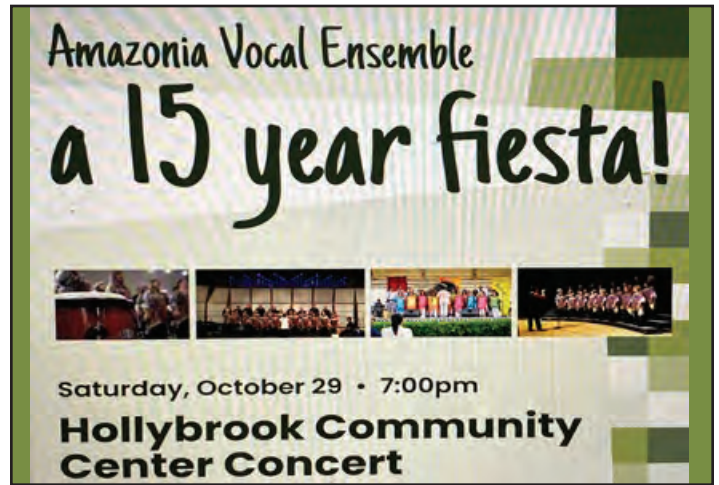
*Murray - Continued from page 22*

Sylvia sat always by his easy chair.

"I like to look at her," he'd say. "Look how pretty she looks in the picture."

Murray was a man of the highest integrity which we saw play out in so many ways over the years. Most recently, when he was 102, he had been food shopping and he insisted on walking back into the grocery store from his car because he was given too much change. He was worried the cashier would have to make up the difference because the cash drawer would be short.

He was playful and easy going and will be missed so much. He leaves his kids, grandkids, great grandkids and extended family by blood and by choice with sad hearts, but really so grateful and blessed to have had him all these years. He was the best!



Amazonia Vocal Ensemble  
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Saturday, October 29 • 7:00pm  
Hollybrook Community Center Concert



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of Broward County

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# 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 hurt 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 medica-

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 - Tamaraac - 954-989-3977  
Everglades Highschool, 17100 SW 48 Court, Miramar  
Lyons Creek Middle School, 4333 SolPress 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 doc-

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

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

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

## Local Emergency Telephone Numbers

|                            |              |
|----------------------------|--------------|
| 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      | 954-381-5668 |



## Features

### Bullies come in all ages, all Phases

Bullying isn't just something that happens on social media, in the classroom, or to people under 18. Unfortunately, it happens all too often throughout a lifetime. As adults, we might name it something else such as "rude", "angry", "impatient" or "frustrated", but at the end of the day it probably is bullying. Today's brutal social climate may be a good time for some self-reflection; to think about if *you* might be engaging in bullying behavior.

Let's do a quick behavioral assessment. If you answer "yes" to any of the questions below, it's time to rethink your approach.

Have you raised your voice to others? Have you called someone a derogatory name such as "stupid" or "lazy"? Have you sent the message while working on a committee or board, "it's my way or the highway"? Have you spread a rumor? Have you made untrue statements? Have you made statements that you knew might be false but could hurt others or harm their reputation? Have you intimidated someone because you held a position of power, or threatened someone because you knew someone in power would back you up?

Any "yes" answer means you have displayed bullying behavior. Bullying has its roots in underlying emotions such as anger, fear, and thinking we are not good enough; to get what *we* want we must somehow take away from someone else.

With grace, let us recognize that most of us have not had the

benefit of classes in problem-solving, assertiveness, or how to express ourselves when we are upset. The next time you find yourself on the verge of humiliating someone, spreading lies or demeaning someone's character, think about who you want to be and if your action will reflect your best self. You will do yourself a favor to put yourself on pause when you think you might lash out, and think about what you *really* want to communicate and how you want the other person to feel as a result. It won't be easy, but in these socially difficult times we owe it to ourselves and those around us to at least try.

This is our shared community and now more than ever we must work together respecting our differences, building honorable relationships, and celebrating Hollybrook's 50-year history of neighborly cooperation.

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- \*ULTRASONIDO DE DIAGNOSTICO
- \*INMIGRACION: EXAMEN FISICO
- \*EXCEPCIÓN EXAMEN DE CIUDADANIA - EVALUACION

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CALL OUR OFFICE FOR MORE INFORMATION ABOUT OTHER INSURANCE PLANS AND FOR APPOINTMENTS  
LANGUAGES: ENGLISH, SPANISH AND CREOLE

# Features

## Everywhere a recycling sign

*Pleeeeeease read the signs*

*By the Recycling Committee, Mike Eaton and Harvey Munk*



Hollybrook residents have been calling for signs to help them determine once and for all what

items get tossed into recycling cans and what items go into the trash.

Changes that occurred over the past year about how to discard recyclables (paper and plastic) and trash have caused much confusion. For example, plastic is obviously plastic, but when is it not allowed to be recycled? The easy answer is: when it is a plastic bag. No plastic bags of any kind are allowed to go into the recycle can.

And what about paper? Does paper include cardboard? What if the cardboard is a pizza box? When may I toss a pizza box into the recycle can? Well, Hollybrookers, cardboard is definitely paper and pizza boxes are made of cardboard, so pizza boxes may indeed be recycled. However, please use your better judgement. If the pizza box is fairly clean, with only a smattering of pizza sauce and a few oil marks, put it in the recycle bin. If the box is wet with pizza sauce and oil is covering more than a quarter of the box, place it in the trash.

Change is always difficult, so your recycling chairs hope the signs being placed at all trash and/or recycling bins, will help clarify what can be placed in the aqua recycling bins at Hollybrook and what goes straight to the trash.

Thanks for every effort to help support this important environmental cause.

Special thanks to Communications Office volunteers; Elaine Yost for creating the bulk of the signs; Judy Thomas and Carole Rappaport for their lamination skills; and Gini Klar and Joan Whitcomb for catching typos and details along the way.



## Look to fiber optics later, not yet

Dear Editor,

A recent NPR report on television consumption revealed that streaming accounted for 34.8% of total television consumption. Streaming edged out cable (34.4%) and broadcast viewing (21.6%) according to the August report. Based upon current data and future projections, most television viewing will be via a streaming platform in the future.

Thus, the current proposal before the Hollybrook Board of Directors to switch from Comcast to LUX in January 2026 seems both timely and enticing. LUX (LSI) is also offering to pay Hollybrook a door fee (standard industry practice) which would reduce the amount of money that Hollybrook would need to include in our Quarterly Maintenance payments over the course of the ten-plus year contract (because the contract automatically renews unless written notice is received 90 days prior to the end of the contract). In addition, LSI is willing to invest in the infrastructure now to provide the ability to offer their services in the future. They plan to lay the fiber optic throughout Hollybrook as soon as they receive the requisite permits from Pembroke Pines.

All of this sounds extremely positive so why am I opposed to this contract?

- I am uncomfortable signing a contract in 2022 that would not take effect until January 2026. It is premature and there are many unknowns.
- I am not comfortable deciding now and supporting a contract that would bind future Boards and residents through 2036 (and beyond with automatic renewal).
- Technological advances occur regularly and fiber optic may be replaced by newer and better options in the future.
- Competition in the marketplace may reduce the cost to Hollybrook so that the guaranteed \$40 per month fee per unit (times 1902 units) may be quite costly over the ten-plus year agreement.
- The proposed speed is already available now and could be quite slow in the future.
- Although buying bulk internet (versus bulk television) is certainly beneficial to many, I worry about the residents (although a minority) for whom this is not beneficial.
- The Board has not had an opportunity to fully discern consumer satisfaction from current LSI clients.
- This is an important decision for ALL Hollybrook residents and it should not be made without input from Hollybrook residents.
- Although it is a grim thought, how many of us (given our current health challenges) will even be alive at the conclusion of this long-term contract? How old will you be in 2036?

Thank you,

Joni Esser-Stuart, Board Financial Secretary

22 - 308

## Safety/security come first

Dear Editor,

One of the things that my wife and I looked for when we searched for our forever South Florida home was safety and security. A gated and guarded community with 24/7 security was a must. Hollybrook became the answer.

My 35-plus years as a police officer gave me sharp insight into the security here. But like almost all things in life, our safety and security could be better. Residents can make it better just by 1) following the rules, and 2) by making sure our family, guests and visitors follow the rules.

I'm sure all of you have noticed vehicles being driven too fast, drivers running stop signs and even driving the wrong way on certain streets. In my experience, those types of violations are not just being committed by outsiders. Too often we become so accustomed to our surroundings that we may take things for granted by going a little faster, rolling thru the stop signs, and maybe even taking that little tiny short cut to a parking space thinking no one will ever notice.

We can make a difference in the safety and security of our community just by concentrating on our own driving habits. In fact, we'll all be safer. We should also remind our visitors that Hollybrook has traffic rules and tell them to please be mindful of those rules. My wife walks before sunrise almost every day and a few times she has almost been hit by vehicles being driven too fast, or by drivers who cut the turns too close. At that time of day, I honestly don't believe that the driver is a visitor. Please, remember that we have walkers and bicyclists enjoying our streets all hours of the day. Please be safe for your own good, and please, look out for your neighbors.

Sincerely,

Michael Eaton, Director Phase 3

54 - 104

## Happy 90-something, Laura!



Hollybrook's Silver Sneakers exercise class did not let member Laura LaSavia's 95th birthday pass by on Sept. 5 without cake and fanfare. Janette Martinez provided delicious homebaked cupcakes and class instructor Asha served healthy mini sandwiches. Still, the group worked out with Laura reportedly exercising circles around the others younger than herself. The class meets 9:30 a.m. on Monday, Wednesday and Friday in the Social Hall.



## Q & A - LSI/LUX

### Residents' most frequently asked questions about Lux

For 18 months, Hollybrook's Legal Committee worked hard and diligently to scrutinize proposed contracts from various internet providers. After rigorous, internal and external review, Lux Speed International (LUX) is the recommended choice.

The following Q&A list serves to inform unit owners about the proposed contract with LUX (also known as LSI) as it has evolved to date. The questions were derived from dozens of queries submitted by concerned residents interested in knowing more about costs, logistics, technology developments and home entertainment via internet and/or cable network and/or a marriage of both plus other means.

**\* Will LUX provide Tech Support to Hollybrook?** LUX must provide on-site tech support five days per week for six months. After the initial 6-month period, tech support will be available on-site two days per week. As part of the transition agreement, LUX assures that associated unit owner devices will be connected during that time. Additionally, per the contract, support tech must be IT educated and sufficiently experienced in order to be assigned to Hollybrook.

**\* What happens to Hollybrook's landscaping when crews trench the grounds to lay fiber optic cable; what if they cut an irrigation line or other utility line?** The contract provides for immediate repair/replacement to rectify service disruption, and that LUX is entirely obligated to restore to pristine condition all landscaping as it was prior to the installation. In effect, LUX crews will "leave no trace" behind.

**\* How long is the bulk services agreement contract?** The usual and customary contract term is for ten (10) years and it will automatically renew for one (1) year unless written notice is provided 90 days in advance.

**\* Will there be increases each year to owners? What is the "escalation" clause?** The contract states that no increases will occur for the entire duration of the 10-year contract. The cost would be \$40 per unit on the first day through the very last day of the contract. To be clear, the \$40 per unit cost will come out of your maintenance fee paid just as it does now. *There will be no increase to your maintenance fee as a result of the Lux Speed (LUX) agreement.*

**\* Will LUX pay for the attorney services that Hollybrook engaged to assist in the contract negotiation process?** LSI agreed to provide Hollybrook with \$7,500 to pay for the attorney of *our choice*. Jonathan Berkowitz, a partner with Cohen, Norris, Wolmer, Ray, Telepman, Cohen & Berkowitz, is engaged as special counsel.

**\* What happens at the end of the contract, with respect to the installed infrastructure and fiber optic cable, if Hollybrook decides not renew the contract with LUX?** LUX owns all of the

### SPECIAL PHASE MEETINGS *Everything to know about LUX*

All meetings were to be held 7 - 8 p.m.

Monday, Oct. 17- Phase 1 & 2 - Pool 2

Tuesday, Oct. 18 - Phase 4, 5 & 6 - Pool 5

Wednesday, Oct. 19 - Phase 3 & Towers - Towers Pool

Miss the meetings?

Pickup an information booklet at the Admin Bldg

wire, *however*, if a renewal is not accepted by either party then LUX has 30 days to remove the cable. If they fail to remove the cable, then it will be deemed abandoned and will become the property of Hollybrook.

**\* During the LUX installation process, what if a member of the work crew "cuts" a Comcast wire and causes an outage?** LUX is responsible to NOT interfere with any "pre-existing" uses and ensures us that service to Hollybrook will be repaired and restored the same day.

**\* Will signing with LUX cause a breach in the existing Comcast contract that expires in January 2026?** Special Counsel J. Berkowitz has written an Opinion Memorandum on this matter. He is confident that a contract with LUX will not interfere with the existing Comcast document. **Why?** LUX estimates, due to the expected lengthy installation process, that the fiber optic cable would not be available for Hollybrook users until 18-24 months from the start of work - the contract with Comcast will have been satisfied and expired by that time.

**\* Was Comcast given a chance to offer a renewal package?** Yes. Several members of the Board met with Comcast's Vice President at Hollybrook several months ago. It was clearly explained that time was of the essence with respect to their presentation because we were examining other options. To date we have not heard from him or any other Comcast representative, though several attempts to communicate with them, via email and voicemail, have not been reciprocated.

**\* Will LUX use subcontractors in the installation process?** Yes. Workers will be background checked twice a year, must wear an identifiable tee shirt with the LUX logo, and must display a LUX issued employee badge to gain access to Hollybrook and during their entire time here. They will be under strict orders to be present only in the specific areas that they are assigned to work; under no circumstances will they be permitted to stray from the immediate job site.

**\* What is a Door Fee and what Door Fee has LUX agreed to?** **A Door Fee is compensation paid for permission to enter a place to provide a service or to be provided with a service.** LUX has agreed to the following Up Front Door Fee Payment Schedule over three years: a) Year 1: \$120,000 to be paid Nov. 1, 2022. b) Year 2: \$120,000 due on second calendar anniversary of the executed agreement. c) Year 3: \$360,000 due 30 days after the service start date.

**\* How fast will the internet service be under the LUX contract?**

*Lux Q&A continued on page 32*

**BINGO**

You're invited

**GAME - FUN - PRIZE**

**Weekly Bingo is Back! Almost!**  
**Every Thursday night**  
 (except holidays)  
 Doors open at 6:30 p.m.  
 Bingo starts at 7:00 p.m.  
**BRING YOUR FRIENDS AND FAMILY**  
 We need 40 people to play!

**WE'RE BACK!**

The Caribbean American Club  
 Monthly meetings will be held on every second Tuesday of the month. Meet us in the recreation building at 7:30 in room 218!  
 New Members are welcome to attend this meeting and join our exciting club.  
 Upcoming meeting dates:  
 Oct. 11, Nov 8, Dec 13, Jan 10, Feb 14

For more information call Peggy Belcher  
 @ 954-559-3525

**SEE YOU SOON!**

*Singles - Continued from page 15*

such as bowling, political discussion, golfing, and several creative endeavors including crafting, singing, and painting.

Scheduled activities such as billiards in the Recreation Building and shuffleboard at pool areas, usually occur weekly and are member promoted. Between regularly scheduled events and member-organized events, the club fosters dozens of opportunities for socializing. William manages the member directory and the list of interests and activities. If someone wants to do something, getting together is a phone call or email away. For example, if a member enjoys going to movie theaters they check the activities list and directory to contact others who also like going to movies.

Sometimes member-organized outings become events. In August a couple of members planned to attend a the Motown-Philly experience show at Century Village. Within days, more than a dozen Hollybrook singles also purchased tickets and the Hollybrook Bus was employed to transport the group.

William said the club is about giving singles something to do, and others to do it with. More important, it is psychologically necessary to connect in friendship and interests.

Formal club meetings may be held quarterly. Typically, members meet frequently depending on interest, planning and commitment.

For more about the Hollybrook Singles Club, contact William at [Brittainwc@gmail.com](mailto:Brittainwc@gmail.com) or Virginia at [virfal20@aol.com](mailto:virfal20@aol.com).

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# Features

**SAVE THE DATE NOV 5 NOV 6**  
 24TH ANNUAL ARTFEST IN THE PINES ART FOOD MUSIC FUN MARKET 2022 10 AM & 5 PM

**ARTFEST IN 24TH ANNUAL THE PINES**

**SCHEDULE OF EVENTS**

**5TH ANNUAL STUDENT ART COMPETITION**  
 SATURDAY, NOVEMBER 5TH • 12:30 PM • CITY CENTER PLAZA

**FREE WORKSHOPS AT THE FRANK ART GALLERY**

**TIE-DYE BANDANA WORKSHOP W/ ANDREA HUFFMAN**  
 SATURDAY, NOVEMBER 5TH  
 CLASS A: 11:00 AM CLASS B: 1:00 PM CLASS C: 3:00 PM

**NATIVE AMERICAN ART INSPIRED WORKSHOP W/ MELANIE OLIVA**  
 SUNDAY, NOVEMBER 6TH  
 CLASS A: 11:00 AM CLASS B: 1:00 PM CLASS C: 3:00 PM

**ELECTRIC ENTERTAINMENT ON THE PLAZA**

**SATURDAY, NOVEMBER 5TH**  
 11:00 A.M.-12:15 P.M. SOUND OF VISION  
 1:15 P.M.-2:30 P.M. CATABELLA MUSIC BAND  
 3:30 P.M.-4:45 P.M. THE LIVESAYS

**SUNDAY, NOVEMBER 6TH**  
 11:00 A.M.-12:15 P.M. THE RACHELLE COBA BAND  
 12:30 P.M. ARABIAN ROSES-INTERACTIVE BELLY DANCING EXPERIENCE & PERFORMANCE  
 1:15 P.M.-2:30 P.M. PRIVATE STOCK  
 3:30 P.M.-4:45 P.M. THE VALERIE TYSON BAND

## SUMMERTIME HAPPENINGS at HOLLYBROOK

### Hollybrook Enhancement Activities

If you have a club or activity that you want to advertise, let Communications know so we may help promote you  
 Email [communications@hollybrook.com](mailto:communications@hollybrook.com) or dial ext. 262 ☀

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

**SILVER SNEAKERS FITNESS** - Monday, Wednesday, Friday - 9:30 a.m.; ALL CLASSES IN SOCIAL HALL ☀

**TAI CHI FITNESS CLASS** - Friday - The Hollybrook Playhouse - 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.

**SUMMER Nine & Dine GOLF LEAGUE** - Come play nine holes of fun social golf, then grab a bite to eat - or not. We promise good company. To participate, email Judy Thomas at [jthomaswho@aol.com](mailto:jthomaswho@aol.com). ☀

**PICKLEBALL** - Interested in having some fun and meeting new people? Pickleball play is Mon-Wed-Fri - 5:30 p.m. to dusk; and Saturday & Sunday at 8 a.m. at the courts closest to the ProShop. 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 [miboldiges@hotmail.com](mailto:miboldiges@hotmail.com). ☀

**ITALIAN CLUB** - Yes, we are still alive! Think about the activities you would like to do this year. Call Kathy McHugh with ideas - 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 Virginia Falco at 954-638-4094.

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

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**SAVE THE DATES**  
 New Music and Food Series Rolling into Pines...

**Savor the Sounds** is a fusion of music and food trucks - the perfect way to get the family together for a relaxing, feel good evening of good food and good music!

**Sundays • 4:00-7:00 pm**  
 Charles F. Dodge City Center  
 601 City Center Way

**FOOD+MUSIC=FUN!**

|                                                                                 |                                                                               |                                                                                                  |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>October 23</b><br>Stella Fusion Band (Latin)<br>Live Artist: Andrea Merinsky | <b>November 20</b><br>Shane Duncan Band (Country)<br>Live Artist: Sarah Huang | <b>December 18</b><br>TJ Cronin Holiday Band (Seasonal/Disney Band)<br>Live Artist: Alli Miranda |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|

Follow the City of Pines on Instagram: [@cityofpines](https://www.instagram.com/cityofpines)  
 Facebook: [cityofpines](https://www.facebook.com/cityofpines)

An internet service port speed of 1 gigabyte upload and download. For those who are more tech savvy, the service, because it would be fiber optic delivered, will scale up to accommodate up to 25 gigabytes, thus future service will prove to have faster speeds as technology evolves.

**\*Will I be able to get WiFi at the pool & barbecue areas?** Yes. Service is to be provided to all buildings throughout the Hollybrook property and, in some cases, the service will reach areas on the golf course that are currently not available.

**\*When will the installation start? What is the time line?** After the contract is signed by Hollybrook, LUX will initiate an Engineering Study which is typically a 3- to 4-month process to draw up installation plans for Hollybrook to approve. a) LUX obtains all necessary permits which could be a 3-month process through the City of Pembroke Pines. b) Installation would begin upon material and supply delivery. Hand trenching (digging) and directional bores will be used to lay the fiber optic cable. It's usually a 12- to 18-month process if there are no shortages of material. c) Equipment and materials staged on Hollybrook property.

**\*Will I lose my cable TV box and be forced to relearn a new remote control?** No, unless you choose to switch your cable TV. There are always some channel differences between cable television providers; the choice is yours. Many alternative providers have voice activated command remote controls. You may elect to keep your Comcast TV service. Today's choices for television watching are seemingly limitless. Many alternative providers also have voice activated command remote controls.

**\*Will my Comcast bill go up?** For most of our residents, the proposed contract will actually eliminate your Comcast bill. Many of our residents who have dual residence may rely on Internet Protocol TV (IPTV) for television service of choice. For them, there may be no need to pay another Comcast invoice. For those who choose to keep Comcast, your monthly invoice will (as is always has been) be based on the channel line-up or package that you personally purchase. It is safe to say that some residents who continue using Comcast will see their bills decrease or slightly increase - the amount of your bill depends entirely on your personal viewing packages and the number of bundled services to which you subscribe.

## Century Village show tickets


Hollybrook residents and guests may purchase tickets for shows presented at the Century Village Theater located in west Pembroke Pines.

Tickets cost \$12 each. Shows are listed online at [www.centuryvillagetheater.com/pembroke\\_pines/](http://www.centuryvillagetheater.com/pembroke_pines/), just click the links at the right of Season Entertainment.

For the special Hollybrook ticket price, use order forms available at the Administration Building reception desk. Phyllis Tucker is the Century Village show liaison. Call Phyllis at 954-404-6267 for more information.

**\*May I choose LUX or Comcast for my television service?** Yes. The LUX contract for community internet does not mean you must use LUX for television. If you do choose LUX, you will pay \$40 for LUX television on your own - you will be billed separately. Or, you may stick to Comcast and/or other television watching services at whatever costs those options will be to you personally. The choice is yours. Currently, LUX's television lineup consists of 110 channels include popular networks such as Discovery, National Geographic, BET, Disney, ESPN Food Network and networks for football, baseball, hockey and other sports.

**\*What else is important for me to know?** You can secure TV service from LUX at a cost of \$40 per month without increases. Below is the current channel lineup for LUX. Spanish channels may be added to the list. Like Comcast, anyone may add channels of their choice at additional cost.

|  |                        |                              |
|-------------------------------------------------------------------------------------|------------------------|------------------------------|
| Local ABC                                                                           | Local CBS              | Local Fox                    |
| Local NBC                                                                           | A&E Entertainment      | ACC Network                  |
| American Heroes                                                                     | Animal Planet          | AT&T SportsNet - (Rky Mtn.)* |
| AWE                                                                                 | BET                    | BET Jams                     |
| BET Soul                                                                            | Big Ten *              | Bloomberg                    |
| Bravo                                                                               | Cartoon Network        | CMT                          |
| CMT Music                                                                           | CNBC                   | CNBC World                   |
| CNN                                                                                 | Comedy Central         | Cooking Channel              |
| Crime and Investigation                                                             | CSPAN                  | CSPAN 2                      |
| CSPAN 3                                                                             | Destination America    | Discovery Channel            |
| Discovery Family Channel                                                            | Discovery Life         | Disney Channel               |
| Disney Jr.                                                                          | Disney XDDIY Network   | E! Entertainment             |
| ESPN                                                                                | ESPN 2                 | ESPN Classics                |
| ESPN News                                                                           | ESPN U                 | EWTN                         |
| Food Network                                                                        | Fox Business Network   | Fox News Channel             |
| Fox Sports 1                                                                        | Fox Sports 2           | FreeForm                     |
| FX                                                                                  | FXM                    | FXX                          |
| Fyi                                                                                 | Golf Channel           | Great American Country       |
| GSN                                                                                 | Hallmark Channel       | HBO                          |
| HGTV                                                                                | History                | HLN                          |
| HSN                                                                                 | HSN HD                 | Investigation Discovery      |
| Lifetime                                                                            | Lifetime Movie Network | Lifetime Real Women          |
| Logo                                                                                | Military History       | MLB Network                  |
| MotorTrend                                                                          | MSNBC                  | MTV MTV 2                    |
| NatGeo WILD                                                                         | National Geographic    | NBA TV                       |
| NBC Sports Network                                                                  | NewsNation             | NFL Network                  |
| NHL Network                                                                         | Nick Jr.               | Nick Music Nickelodeon       |
| Nicktoons                                                                           | OAN                    | Olympic Channel              |
| OWN Network                                                                         | Oxygen                 | PAC12                        |
| Paramount TV                                                                        | QVC                    | QVC HD RFD                   |
| SEC                                                                                 | ShopHQ                 | Smithsonian Channel          |
| Stingray- 50 audio channels                                                         | Syfy                   | TBN                          |
| TBS                                                                                 | Turner Classic Movies  | The Science Channel          |
| TLC                                                                                 | TNT                    | Travel Channel               |
| truTV                                                                               | TV Land                | Universal Kids               |
| USA Network                                                                         | VH1                    | Viceland                     |
| Weather Channel                                                                     |                        |                              |

Television costs \$40 per month

DVR units - 1 free; additional units \$5 each per month

Spanish Channel to be Announced



# Fun Stuff

## Crossword?

### ACROSS

- 1) Advertising award
- 5) States frankly
- 10) Cookbook command
- 14) Rear end
- 15) Plains dwelling of old
- 16) Prefix with "postale"
- 17) Become a broke bloke
- 20) Kind of park
- 21) It buzzes around flowers
- 22) Heavy drinker
- 23) Chicago-to-Orlando dir.
- 24) Small restaurant
- 27) Couple no. ore
- 29) "Bolero" composer
- 32) Used to own
- 33) Chip you can't eat
- 36) Eastern or Mountain
- 38) One job for a plumber
- 41) How to get news
- 42) Capitol Hill pol
- 43) Food scrap
- 44) Beauty's unlikely love
- 46) Course taken after trig, often
- 50) It features a convenient sink
- 52) Call, as a game, briefly
- 55) Comic strip cry
- 56) First word of a threat
- 57) Weed out
- 60) Perform a certain DIY auto chore
- 63) Glasgow miss
- 64) Egg-shaped
- 65) Dispatched
- 66) Little ones
- 67) Ballyhooed
- 68) Industrious insects

### DOWN

- 1) Pants fold
- 2) Awkward goof
- 3) Attribute to a cause
- 4) Makes a choice
- 5) Molecule components
- 6) Surface layer
- 7) Instruction from a dentist
- 8) Toward the setting sun
- 9) Emulate a seamstress
- 10) Corporate department
- 11) Event seeking donations
- 12) Anger
- 13) What untreated wood will do, over time
- 18) "Aye, aye!"
- 19) Central Texas city
- 24) Church altar platforms
- 25) "You \_\_\_?" (butler's question)
- 26) Keats offering
- 28) Fraudulent operation
- 30) It's page after page of places
- 31) Compete
- 34) Spotted, as a horse
- 35) Beneath
- 37) It's often a coating for steel
- 38) Desperate or calamitous
- 39) In most need of cleaning and repair
- 40) Org. of many spies
- 41) Make a promise
- 45) Sad in France?
- 47) Come to
- 48) Hidden, as fingerprints
- 49) Upon which medals are pinned
- 51) God-America link
- 53) Firmly fix, as in cement
- 54) Douglas \_\_\_ tree
- 57) "Green" emotion
- 58) "... one giant \_\_\_ for mankind"
- 59) Org. with high-flying missions
- 60) Common deli order
- 61) Asian language
- 62) "Aah!" accompaniment

### NOT OCCUPIED

By Timothy E. Parker

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

**YOU DID IT!**

## Fun Stuff

### Fast Eddie: To Vet or not to Vet Or Dog Days Part Deux

By Ken Schlossberg

"I didn't think it could get hotter. But it did."

That's what Kenny said when we stepped out the door for our early morning walk before his golf game.

"You're not kidding," I barked. "It's like an oven. Let's forget it. I can hold out until later, like, maybe, October?"

Our apartment faces east-west, so in killer hot Florida we get the full sun steamy Dog Days of Summer coming and going.

"No, no," Kenny said when I pulled back on the leash. "We can't take any chances with you."

See, I was having a problem with my tummy, to put it politely. I couldn't help peeing and pooping in the apartment. I had no choice, really. Morning, noon and night. Poop, poop, poop.

Can you imagine cleaning up after this poopy pooch? I must give credit where credit is due. If it was either of my pet parents, I would have dumped them out on the patio with a bowl of water and a carpet made of newspapers until "it" was all over.

No, actually, I wouldn't. I love them too much. They let me sleep on their bed when my tummy's OK and they share their dinner with me every night. Is that great, or is that great? Trust me, it is a Tony the Tiger "Grrreeaaaattt!" Plus, if I put them out on the porch in the heat, some bi-ped might report me to the Society for the Prevention of Cruelty to Humans. It's a thing. We love each other too much.

Sophie went into full dog mommy mode when I started "leaking" all over the place.

"We need to call the vet right now," she told Kenny. "We need to test his poop."

"It's Labor Day weekend," Kenny said. "No vet."

"We can go to an emergency vet," Sophie said. "It may be Eddie's liver."

Sophie has a little bit of my liver on her mind because when I was a younger pup, I had elevated liver enzymes; but I've tested fine since then.

"Remember the last time we took him to the emergency vet because he was hyperventilating?" Kenny asked.

Yup. They remembered that episode in unison.

"You mean when we spent three hours in a freezing room until they took his temperature, then he stopped ventilating so we left?"

"Remember the bill?"

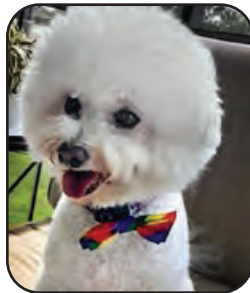
"Five hundred dollars; one very expensive thermometer."

"On our AMEX and we're still paying it off. With interest."

"So, what are we going to do this time?"

As they uttered bookend sighs, I decided to put my two barks in for an at-home remedy.

"Uncle Ben's Minute Rice and Libby's 100% organic canned



pumpkin. It fixed me up the last time I had this problem," I barked. "In a couple of days, I'll be good to go. I'll be back to sleeping on your bed and back to my usual pain in the butt begging at dinner time."

"He's good to not go," Kenny and Sophie said both at once.

"Right!" I barked. "Not to go. Not to go to no vet!"

Kenny dashed out the door on a dog mercy run to Publix and soon returned with Libby's organic pumpkin but Success 10 Minute boil in bag rice instead of Uncle Ben's. "Oh, no," I thought, but Sophie beat me to the bark.

"What happened to Uncle Ben?" she shrieked.

"He's stuck in the mysterious supply chain," he shrugged.

On a mission to save all of us at once, Sophie jumped into action. She cooked up that rice until it was appropriately soft. She folded the yummy Libby pumpkin into the rice. And I dogged that mix down for two days until I was pretty much good not to go.

Peace was restored and happiness has reigned in the human and canine life of the Building 14 Schlossberg family ever since. Still, we proceed through this extra hot summer with caution.

Queue the theme music to The Days of Our Lives.

Will the Dog Days of 2022 ever end? Will the harsh sun continue wreaking havoc on our golf course greens? Will our Florida air ever become cool again? Is climate change to blame or did a feral HollyCat dare skulk under an open ladder during repairs at Pool 2? Could a hurricane bring some relief? Bite my pink panting tongue!

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- EARTH BORN
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On the NW corner of Taft & Douglas

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

# Sports

Greening - Continued from page 23

ternoon, the north view was photographed just after recovery from an insecticide treatment against harmful nematodes. The ground was soft underfoot, lush and brilliant green. By contrast, the same hole facing south had just been treated with herbicide for weeds and was patchy - the herbicide was working.

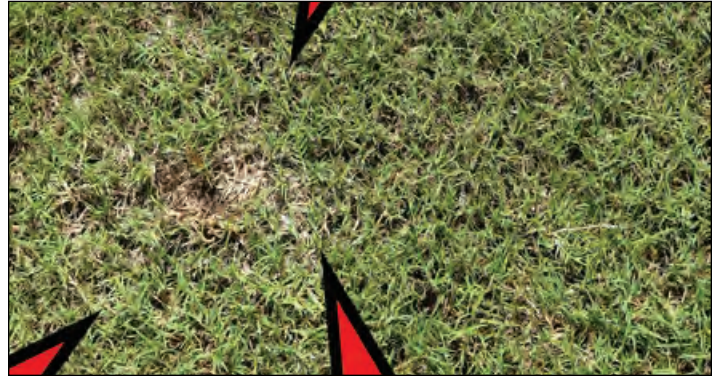
Grounds workers are tasked all year round with many duties for course maintenance on all tee tops. Walter said ground management is as important for golf professionals as it is for farmers, gardeners, plant nursery owners and wildlife.

In late October, workers will begin trimming trees in earnest. Seasonal pruning promotes tree health, controls growth and reduces irrigation. A healthy tree canopy provides shelter for wildlife and shade for golfers.

Replacing sand in the bunkers happens once a year after rainy season.

Meanwhile, though some bunkers appear in need of sand now, Florida's hurricane season means frequent downpours that pummel the sand away to reveal some of the bunker's stony foundation. Some concerned golfers wish that the sand could be replaced during rainy summer months, but professionals say the price tag of \$30,000 - \$40,000, is not cost effective

"We can add sand occasionally to a bunker, but if we replace all of it during rainy season it will wash away again," Walter said.



Above: After an herbicide treatment brown and dying "goose" grass is obvious on the left side of the photo; on the right side is thriving healthy grass. Below: Normal sand erosion after a summer rainstorm.



## 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 SOFT DRINKS

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 \*\*

# 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?

*Hollybrook leadership supports popular game*

## Good news for summertime pickleball

*By Judy Thomas  
Summer Tournament Director  
Team Captain*

On Friday, October 7, Hollybrook pickleball players competed in a 16-player Mini Round Robin Tournament. The format included four courts and six games. Trophies were to be awarded to first, second and third place winners.

The tourney was one of three inhouse event held through summer months. Play began at 5 p.m. and lasted until dusk. Wives of some players stopped by to cheer on their spouses. A fourth tournament was held earlier in the summer against Century Village at their home court.

At Hollybrook, pickleball has gained such popularity that the sport is part of our community's 50th Anniversary logo.

The game is easy to learn and play, provides low impact exercise and appeals to people from kids to seniors.

Often described as a combination of tennis, ping-pong and badminton, pick-

leball, founded in the 1960s, is the fastest growing sport in the United States. Recent news reports claim that football champion Tom Brady is partnering with Hall of Fame Tennis player Kim Clijters in the purchase of a Major League Pickleball team. Basketball legend LeBron James is also reported to be on the cusp of joining the MLP team ownership ranks.

We are happy to announce that Hollybrook has installed four LED lights as a test on our pickleball courts so play is possible as dusk turns to dark during cooler hours of the day. Special thanks to President Alan Eisman, General Manager Kyle Hatekayama, Chief Engineer Joe Pellegrino, and Phase 3 Director Mike Eaton for their support and guidance.

Alan was also helpful with determining that the sound of evening pickleball play is not intrusive to residents in their units. He performed our science sound test to hear if noise coming from the courts could be heard at the nearest building, Building 8, across from the courts.

As we expected, Alan agreed that residents from the building could not hear our noise.

Because our court lighting needs a bit more improvement, Alan said he will support the effort moving forward.

### Why pickleball courts are not permanent - yet

Pickleball courts at Hollybrook are still listed in our official documents as tennis courts, which is why the courts are lined as such. According to Amendment 8 of Hollybrook's Declaration of Condominium: "Proposed amendments to the Declaration, Articles of Incorporation and By-Laws are submitted to the Membership following approval by the Board. This Declaration may be amended by an affirmative vote, held at any Annual or Special Membership Meeting, of at least seventy percent (70%) of all Voting Interests in the Association . . . ."

If you are interested, consider organizing a committee to propose to the Board that Courts 9 and 10 be changed from tennis to pickleball. Then, 70% of unit owners would have to vote "yes" on an official ballot. If successful, the courts would officially become pickleball courts and the tennis lines would be removed.

## Driving with Dennis

*Hollybrook Resident  
Your Neighbor*

**Anytime  
Anywhere  
Call Dennis**



**954-517-0106  
or  
860-202-5315**

### PHYSICAL & OCCUPATIONAL THERAPY

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



We offer Ultrasound, Massage, Balance & Vestibular Therapy

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# Classifieds

**FOR RENT SEASONAL** - Two (2) bedrm, two (2) bath in Building 12 - Apt. 304. Spectacular lake and golf course view. \$2,500 includes electric, water, garbage, internet and cable. For more information, please call Ali at 305-281-0293.

**FOR RENT SEASONAL OR YEARLY** - Two (2) bedrm, two (2) bath Building-12 - Apt. 203. Gorgeous lake and golf course view. \$2500 includes electric, water, garbage, internet and cable. For yearly rental, price negotiable. More information? Call Ali at 305-281-0293.

**CERTIFIED NURSING ASSISTANT** - Fully vaccinated; 30 years experienced. Could live in, live out, or work hourly. Phone # 954-665-5567

## BUILDERS SHUTTER SUPPLY

1451 SW 12th Avenue • Pompano Beach

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

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CC# 01-10091-AE-X

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*We provide Home Care Services:*

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FREE ESTIMATES

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DISCOUNT PRICES ON Vertical Blinds - Mini Blinds  
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**PATSY**

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Hollywood, FL 33023

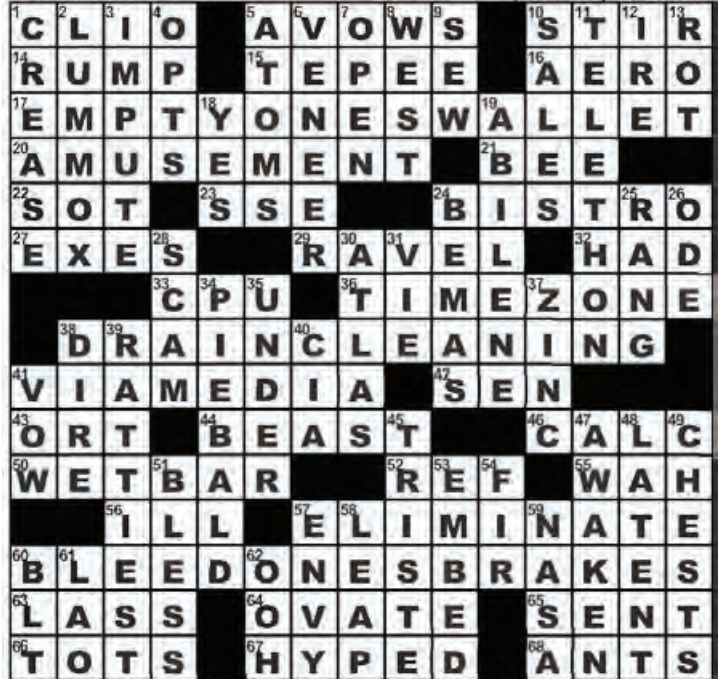
Tel. **(954) 965-7244 • (305) 625-7373**  
Fax **(954) 322-0355**



# SOLUTION

NOT OCCUPIED

By Timothy E. Parker



**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 am

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

Drop off - Sedanos 9:55 a.m.

Drop off - Pembroke Lakes Mall 10 a.m.

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

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

Pick-up - Sedanos 11 a.m.

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

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

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

# BROWARD 211 4 Seniors

Are you 60 years or older?

Live alone in  
Broward County?



Get **TOUCHLINE**  
for a  
**FREE** check-in call.

**to register**

**visit**

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



**Have a question? Need to vent?**

Want to comment?

Or share good news?

**Write a Letter to the Editor!**

Inappropriate language may be  
edited from the letter.

Letters are subject to panel approval.

Send to

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

**PLEASE**

**PATRONIZE**

**OUR  
ADVERTISERS**

### Rule 10.2 - Pets and Animals

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

*(You may be fined)*



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

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

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

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

Cash \_\_\_\_\_

Check \_\_\_\_\_

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

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

\_\_\_\_\_

City \_\_\_\_\_

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

Enjoy high speed internet without having to reconnect at home, the gym, or at the pool with 24/7/365 Support



# LUXURY INTERNET

Full Community Wifi

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## Customers Matter

### CUSTOMER REVIEW

"Matt was the best customer service agent that's ever assisted me ever!! Seriously this dude was committed to ensuring my internet connection was secured and stable. 10/10 I can't explain how good his customer service was. Good job Matt"

— *Brain Herrera, Google Review*

### PROPERTY MANAGER REVIEW

"Luxspeed has been an incredible experience for a resort that I manage. Fiber internet with ubiquitous wifi that integrates with the PMS. Everywhere a guest is on the campus(guest rooms, pool, restaurant, etc) they are connected"

— *Daniel Boynton, Google Review*

### DEVELOPER REVIEW

"My community just had Lux Speed internet and Wi-Fi services installed. I'm a full-time day trader and our old service with the cable company was awful. Since Lux Speed has installed our speed and service are incredibly fast."

— *TRRK Trading, Google Review*

## Experience Matters



# The Restaurant at Hollybrook

**NOW OPEN TUESDAY**

**11 a.m. – 3 p.m.**

*Limited menu ☀ Same great taste!*

|                 |        |              |        |
|-----------------|--------|--------------|--------|
| TOASTED BAGEL   | \$2.00 | GARDEN SALAD | \$7.95 |
| ASSORTED DANISH | \$3.00 | CAESAR SALAD | \$8.95 |

## SANDWICHES

Choice of white, wheat, rye, multigrain bread; tortilla wrap, brioche bun, hoagie roll or bagel.  
Includes French fries OR chips; UPGRADE to sweet potato fries (+\$1) or onion rings (+\$1.50)

|                              |        |
|------------------------------|--------|
| BACON, LETTUCE, TOMATO (BLT) | \$7.50 |
| HAM & CHEESE                 | \$9.50 |
| TURKEY & CHEESE              | \$9.50 |

## BURGERS on Brioche Bun

Choose a side: French fries, sweet potato fries, chips, onion rings, fruit OR coleslaw

|                  |         |                       |         |
|------------------|---------|-----------------------|---------|
| HAMBURGER        | \$10.00 | BACON CHEESEBURGER    | \$12.50 |
| CHEESEBURGER     | \$11.00 | GRILLED TURKEY BURGER | \$9.50  |
| SWISS & MUSHROOM | \$11.50 | MONTEREY VEGIE BURGER | \$10.95 |
| PATTY MELT       | \$11.50 |                       |         |

**CHICKEN TENDERS (5) \$7.95**

|                     |                          |        |       |        |
|---------------------|--------------------------|--------|-------|--------|
| <b>QUESADILLAS:</b> | CHEESE                   | \$7.25 | VEGIE | \$8.95 |
|                     | CHICKEN/MUSHROOM & ONION | \$8.95 |       |        |

|               |                    |               |
|---------------|--------------------|---------------|
| <b>SIDES:</b> | FRENCH FRIES       | \$3.50/\$6.00 |
|               | ONION RINGS        | \$4.50/\$7.00 |
|               | SWEET POTATO FRIES | \$4.00/\$6.50 |

|                   |                                           |
|-------------------|-------------------------------------------|
| <b>BEVERAGES:</b> | SOFT DRINKS, BEER, WINE, COCKTAILS, JUICE |
|                   | BOTTLED WATER, ICED TEA, COFFEE, TEA      |



**Ask your server**



CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, EGGS OR UNPASTEURIZED MILK MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS  
The Restaurant at Hollybrook | 900 S. Hollybrook Drive Pembroke Pines, FL.

**954-432-9854**