

THE VOICE OF HOLLYBROOK

April 2021

No. 138



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When we reopen, the health and well-being of our guests, employees and community will be a top priority. Theatre staff and audience members will follow all Broward County guidelines in order to stay safe.

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PPTOPA is a 501(c)(3) organization

On the cover: Sunlight sparkles off rippling water on the lake between Phase 2 and Phase 1 near the driving range.

Photo by Judy Thomas, of Phase 4.

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Hard at Work

There has been a lot happening in the past month. Your new Board and executive team have made many changes these last four weeks.

One change in the works is the awarding of our contract for our yearly audit to a new firm. We have not had a different set of eyes look at our books in over ten years. It is suggested by the accounting community to do this, at the least, every five years. We are way overdue.

Motion sensor switches continue to be installed and within the next few weeks will be completed in all storage rooms Phases 1 – 6 and the Towers. The compactor rooms are next on the list. There is no telling how much this will save us, but I will keep you informed about it six months from now when we have a better idea of what our new electric bill is. Just for your information, our electric for the month of March was \$32,705.50 - not a small amount.

The Restaurant Committee has been hard at work and you will be able to read Ray Primonato's report on page 15 of this issue. We hope to implement it as soon as possible. One major obstacle is obtaining employees. We pay above minimum wage and offer all employees the opportunity to join a 401K savings plan, but it is still extremely difficult to find help. I guess when you can sit home and collect \$400 to \$500 a week from unemployment, why work?

The Hearing Committee is hard at work. Due to COVID-19, there was a backlog of rules hearing requests. The Compliance Operations Office restarted hearings on February 22. Thank you to Carl Shechter for chairing the hearings for many years, and welcome to Russ Ganz as the new chair. We've been hearing cases weekly to clear the backlog.

Jimmy C, our chairperson for our Social Committee, with the help of Russ Ganz's son has been working to repair our sound and lighting system. They are almost complete and will only need to spend about \$5,000 of our \$50,000 budgeted for this work. It is amazing what can be accomplished using knowledgeable skilled volunteers.

All committees are up and running and in future issues you will be able to see their reports as they are submitted to me.

Striping the pickleball courts is now completed and was met with favorable reviews.

Money was included in this year's budget to resurface four

tennis courts at a cost of \$130,000 funded from unallocated funds. This was supposed to do four courts. There is a possibility however that two courts can be repaired saving us \$65,000 or letting us instead repair the courts in Phase 6. Will keep everyone posted.

There have been some major maintenance issues that have dragged on for years now that have been resolved with the cooperation of many of our contractors and our employees. It seems we are starting to get maintenance issues under better control now that all requests go to one central person, Ed, in the office. Some of you will have noticed that before he files away a complaint, a call was made to you confirming all work was completed and done satisfactorily. This was an additional step added to assure quality control.

It's time again for the new Blue Book. We have been thinking about going digital, but decided to wait and do a printed copy this year until further research can be done. We have a few additional volunteers selling ads, so we hope to at least break even this year instead of it costing us to be printed. A big thank you to Lynn Sarnell for leading the group on selling ads.

Remember we are a community that relies on volunteers for many positions that would cost us hundreds of thousands of dollars a year. A big thank you to all and in a future issue all will be listed and acknowledged.

Some upcoming projects we are looking at:

- 1) The automation of gate B
- 2) Updated pool areas possibly to include a new surface, chairs, tables umbrellas and fencing. This is at the beginning stage and will require many months of research before it can be brought before the board for approval
- 3) Flowers and trees at about 20 key areas throughout Hollybrook
- 4) Lighting issues and updating
- 5) Additional Patio area at rear of restaurant

Some maintenance issues to be dealt with:

- 1) Drainage at car wash
- 2) Cleaning of all roof drains
- 3) Cleaning of hoods and grills / replacing gas insert

As always, please feel free to call me to discuss any issue. I will always try to return your call in a timely matter. Or if you desire, an appointment can be made to see me. Please call my assistant Carol Mazza to schedule it.

Stay safe and enjoy our slice of paradise.



THE VOICE OF HOLLYBROOK

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Pembroke Pines, FL, 33025

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LETTERS TO THE EDITOR

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

ADVERTISING RATES

(3 month minimum)

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Full page	7½x10	\$240
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Third page	5x5	\$90
Third page	7½x3	\$75
Quarter page	3½x5	\$60
Eighth page	1¾x5	\$30
Eighth page	3½x2½	\$30

Color

Call for rates

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

VoH Submission Procedures

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

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

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

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

2. That all articles by the VOH staff, prior to publication, must be thoroughly screened for accuracy of facts. Subjects should be local and news items should report facts. No advocacy position is to be expressed in any articles. Neither the Officers, the Editor, nor the Business Manager assume personal responsibility for the ads or articles printed herein.

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

Board Members

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President - ALAN EISMAN

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Treasurer - MARY LOPRETO

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PHASE DIRECTORS

Phase 1 - WOODY FISHER, RAYMOND
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Phase 3 - MICHAEL EATON, ENRIQUE
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Phase 4 - LOUISE BERGERON, DONALD
HIPPI, MYRA MARKOWSKI

Phase 5 - ANDY INGRAM, STUART KLAR,
VIRGINIA WEBBER

Phase 6 - ROIAN BRUNO, GREG
JAMIESON, MATTHEW SARNELL

Towers - JOHN CAMPBELL, ANN PETERSEN

Unit Sales



'Welcome' to
New
Hollybrook
Neighbors

BLDG/APT	SELLER - BUYER	BDRM	PRICE
12-304	Hanna to Munju	2	\$112,000.00
26-202	Heon to Dones	2	\$100,000.00
27-201	Rivera to Manungo	2	\$118,000.00
43-303	Ferriter to Sarjeant	2	\$160,000.00
44-107	Edwards to Linden	2	\$140,000.00
54-206	Wollshlager to Kantor	1	\$93,000.00
57-307	Fernandez to Rodriguez	2	\$155,000.00
57-309	Klur to Naranjo	2	\$90,000.00
57-310	Klur to Naranjo	2	\$90,000.00
69-504	Aspirot to Torres	2	\$80,900.00
70-602A	Ignorato to Carpio/Fernandez	1	\$74,700.00

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Good News

Our purchase of the golf cart dividers has turned things around for our golf income. As of March 25, we are better by \$16,000 than budget and income from the same month last year.

This move allowed us to open between 60 and 64 tee times a day with a possibility of over \$20,000 more income a week compared to the prior months. This has given us an even greater surplus for our 2020-2021 year.

Based on recommendations from two previous Golf Committees regarding the hiring of a new Head Golf Professional/Manager for our golf operations, our present Golf Committee is looking into the feasibility and practicality of filling that position.

Another good news! Last year, at my request, Sylvie Gagnon started reviewing our telephone system. In March, we have finally gotten to the point of having received proposals from two other vendors that could bring Hollybrook a potential savings of over \$25,000 a year. Sylvie's expertise and knowledge made it possible for her to negotiate these savings, and continues the "fiscal responsibility" election platform that our President, Alan Eisman, had promised. Thank you, Sylvie for volunteering to bring Hollybrook into current technology with this project.

On another note, back in 2019 I had inherited the coordination of our volunteer workforce from Claude Lachance. As you may have realized by now, I have enlisted my wife, Dawn, to be the Volunteer Coordinator for the next two years. She has been recruiting and training receptionists for our reception area at the Administration office during the mornings and the afternoons. Our volunteer receptionists are Carmen Dammers, Sylvie Gagnon, Vielka Asilis, Patricia Holmes, Jay Maxwell, Mickey Breton, Charlotte Ehrlich and Virginia Klar. Dawn has also been working closely with our chair of the Building Captains Committee Ali Munju in filling the empty spots so that all the buildings have a Captain. Their first meeting with the Building Captains in Phase 1 was March 23 and they expect to finish the meetings in each Phase by the end of April. There are still a few buildings without a Captain, so call Dawn at ext. 254 to find out if you can be of assistance for your building. The Chair of the Pools and BBQs is Sylvie Gagnon and she is working on putting together an online BBQ reservation system similar to the tennis reservation system in the Hollybrook portal. This will make it easier for our residents to reserve a BBQ on any given day.

My two other members of the Insurance Advisory Committee and I have spent many hours recruiting two brokers

plus our present one to make sure Hollybrook is assured of getting the best coverage for the best price for our upcoming renewal. The deadline for their quotes is April 30 which is 30 days prior to the expiration of our current property policy.

We are also working to find a better rate for internet and phone service for our residents. The agreement reached three years ago with Comcast ends April 15, 2021. After that date, owners will have to find their own internet deal unless we can reach an agreement with Comcast, AT&T or some other supplier.

Another situation we are involved in is clarifying is the TOTAL Agreement that is offered to our owners. Even though a Master Agreement is signed by the President of Hollybrook, every owner must sign their own contract with TOTAL. Hollybrook has no financial involvement in the agreement between the owner and TOTAL, or with TOTAL, other than paying them for repairs done to our common elements equipment. Owners have expressed dissatisfaction in the past years with the service provided by TOTAL. Also, if the owner pays for appliance replacement, the exclusions referred to in the present contract should not be involved. We will be looking into those exclusions and set up a template contract so that we can obtain quotes from at least two other companies on behalf of our owners. We want the best value and service for our owners who require appliance, A/C, plumbing and electrical maintenance.



 **MASK UP,
HOLLYBROOK!
WE'RE WORKING
THROUGH THIS
TOGETHER!**

Letter to the Editor



Singles Club to gear up for post COVID-19 fun

The purpose of my letter is as follows:

First, I congratulate everyone for coping so well with the COVID-19 challenge for over a year. It has been a longhaul requiring discipline and self-control.

We are beginning to pull together a structure for the club for when we start to meet again. According to recent news, there have been very positive reports in treatment and containment of the virus. Variants are the wild card which may require more research and development. The verdict is still out on this and could extend the time before we can reach out and begin to resume Singles Club activities.

In the meantime we can begin to get involved with actions that will allow smooth startup when we can move forward. For example, naming an activities coordinator who can get groups together by contacting our current members to determine how many people are available for each group and the potential sizes of each interest group.

We also need a volunteer to schedule meeting times, room setup and communication with the Hollybrook calendar meeting scheduler.

I have already met with the new administration, including the president and vice president. They are positive toward our group and pledge to assist us in every way possible. It is obvious that there is strong interest in having a vibrant social life at Hollybrook again.

This is a good time for anyone who wants to get involved to get in on the ground floor, to get reacquainted with friends from last year and to meet new people when we are able.

Please contact me if you want to help guide the club to success. It is only through working together that we will function and continue to grow.

You all know Shelley Roth. She is working together with me to lay the groundwork for the Club's success. In addition, we have our key staff from last year.

I ask that anyone who is interested in pitching in to call me at your convenience at 941-504-0511.

I remain in service to the Singles at Hollybrook.
Sincerely,
Frank Schwimmer

Treasurer's Report



From the desk of
Mary LoPreto

Just the fact\$

On February 24, 2021, the Hollybrook Golf and Tennis Club Board of Directors and Executive Committee voted unanimously to accept the proposed 2021 – 2022 budget without fully funded reserves.

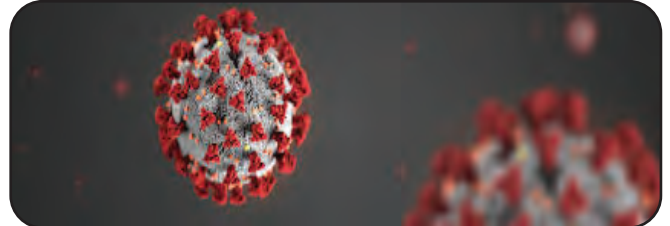
Quarterly maintenance payments will remain as of the 2020 – 2021 budget:

Phase I to V & Towers @ \$1,369.00 and
Phase VI @ \$1,689.00

There will be an additional fee of \$225.00 October 1, 2021 for our restaurant card.

As of February 28, 2021, we are at 92.88% of our year-to-date budget for operating expenses.

Future reports will include data relevant to expired restaurant cards on the budget.



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Financial Secy's Report



From the desk of
Joni Esser-Stuart

Latest financial news

Our Maintenance payments are collected on a quarterly basis (January, April, July and October). Thus, there are 10 owners who have not paid their full January maintenance payment. Four of these have been sent to collections and have had their bar code and golf privileges revoked. Four have made arrangements to make payment and two units are for sale and we will collect, including late charges, when the sales are finalized. An additional 21 have not fully paid prior payments. These unit owners have been contacted. They have been notified and they have been assessed a \$25 late fee plus 10% interest on the unpaid balance. An additional six owners owe small amounts of money to Hollybrook and it appears that some may have merely made an error in writing their checks (example \$3.00 or \$4.00). They have been notified and I requested that they add the additional amount to their April maintenance payments.

The second assessment for the pipe lining project was due on February 18, 2020. Twenty-two owners have not sent in their payments. These owners have been notified one final time and more aggressive collection attempts will occur if they do not pay immediately. These owners owe Hollybrook \$3,562.50 and they will not be allowed to pick up their 2021 restaurant cards until their accounts have been paid in full. At the present time, we have 26 owners who have been sent to collections and we are trying to recoup \$194,199.18 from those accounts. One of the accounts in collections has sold and we are waiting to receive approximately \$11,515 in the very near future.

Our restaurant income for the month of February was \$45,839.65. Unfortunately, the restaurant lost \$24,481.54 during the current fiscal year. This loss will be reduced once the 2020 restaurant card expires. As a reminder, the 2020 restaurant card will expire on March 31, 2021. As you recall, the prior Board approved this extension. Our income from the restaurant during the current fiscal year is \$337,330.57.

Our golf income for the month of February was \$132,230. If we compare this year to last year, our income during February was down \$27,403. As of the end of February, we have achieved only 75% of our projected income of \$1,140,000. Our income for golf for the current fiscal year is \$849,866. Last year was a very different time period. We had many more residents in attendance, and we had already exceeded our projected yearly golf income by the end of February. COVID-19 and less resident golfers throughout our fiscal year have had a negative impact on our revenue. It is interest-

Direct Withdrawal for Unit Owners

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

What are the advantages of Direct Withdrawal for Unit owners?

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

What are the advantages of Direct Withdrawal for Hollybrook?

- Saves staff time processing and recording checks
- Saves costs associated with processing the coupon books
- Bank processing costs are less for Direct Withdrawals versus costs of processing checks

Residents should feel free to pick up a form from Celene Pedersen in the Hollybrook Administration Office, find the form on our website or request a copy from Celene via e-mail (controller@hollybrook.com) or snail mail. Try it for the rest of 2021 and if you do not like this worry-free option, you can withdraw your permission.

Please feel free to contact me Joni Esser-Stuart at 954-431-0600, Ext. 238 or Celene Pedersen 954-431-0600, Ext. 236 with questions or concerns.

Joni Esser-Stuart, Financial Secretary

ing to note that allowing outside golfers here in Hollybrook accounted for approximately \$16,499 of our total golf revenue during February.

Total income for the current fiscal year is \$11,521,080 as of February 28, 2021. Thus, we have 91.46% of our yearly income.

On an even more positive note, I have launched a campaign to encourage owners to use direct withdrawal for their quarterly maintenance payments. The March and April Voice of Hollybrook will continue to highlight the benefits of automatic withdrawal for owners and for Hollybrook. An email blast earlier this month generated interest and approximately 20 owners requested the required automatic withdrawal form from Celene Pedersen via email. Other owners found the form online or picked up the form from the reception desk in the Administration Building. I am pleased to report that 27 additional owners will now process the maintenance payments via automatic withdrawal. I am hopeful that others will choose this option in the future.



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Martin Cohen P.A
Broker / Manager

Martin Cohen, GRI with 29 years Real Estate experience, is a long time/full time owner/resident in Hollybrook. He lives here with his lovely wife Rosanne Wexler Cohen and their adorable Bichon, Max. Originally from Windsor, Ontario, CANADA, Martin is on the Board of Directors for Florida Realtors. **He knows how to sell Hollybrook!**

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MARTY'S LISTINGS FOR SALE

PHASE III – ENJOY SUNRISE COFFEE
2BR/2BA, 3rd floor, stunning 2 Lakes, Fountains, Golf Views. Updated Kitchen (granite) Newer Bathroom Shower, walk to clubhouse. Recreation Lease **PAID IN FULL! RELAXING PERFECT LIFESTYLE!**

PHASE I – EXPANSIVE PGA 18th FAIRWAY VIEW. 2BR/2BA. Recreation Lease **PAID IN FULL! SPECIAL LOW PRICE!**

PHASE III – BEAUTIFUL SUNSETS. Lake/Golf Course/Pool View. POPCORN Washer/Dryer. Rec. Lease **PAID IN FULL. RELAXING! PERFECT!**

TOWERS – SPECTACULAR LAKES, GOLF, POOL & TENNIS VIEWS. Upgraded kitchen (raised ceiling, SS appliances); knock down ceilings & walls throughout, IMPACT windows, doors & accordion shutters. **MUST SEE!**

PHASE I – 2BR/1.5BA MOVE-IN READY! New luxury, plank vinyl flooring throughout. **CLEAN!** 2nd Floor. Pool view. Rec. Lease **PAID IN FULL!, PRICE LOW TO SELL FAST!**

PHASE V – BRIGHT & CLEAN! (Freshly painted) 3rd Floor. 2BR/2BA w/ laminate floors throughout. Lake, Fountain, and Golf Views. Rec. Lease **PAID IN FULL! PRICED TO SELL FAST!**

TOWERS – 4TH FLOOR. Enjoy spectacular Sunsets. Rich laminate flooring throughout. **FURNISHED!** Unique **STRUCTURED DINING ROOM.** **LOW PRICE.**

Phase IV – BRIGHT FURNISHED 3rd floor corner. Enjoy 11th green (Par 3) View. Recreation Lease **PAID IN FULL. PRICED LOW TO SELL FAST!**

FEATURE OF THE MONTH

PHASE VI – 1ST FL, 2BR/2BA, 1,459 SF Relaxing golf, large lake/fountain views from wrap-around, enclosed glass and screened patio. Recreation lease **PAID IN FULL! CLEAN & READY TO ADD YOUR OWN TOUCHES!**

PHASE I – 2BR/1.5 BA RELAXING PGA, 18th FAIRWAY GOLF & HUGE WATER VIEWS! Updated Kitchen (granite, extra large cabinet w/granite counter). **UPGRADED BATHROOMS** ("toe tester" and a seat in the master shower). Recreation lease **PAID IN FULL! FURNISHED! MOVE RIGHT IN!**

PHASE IV - 1BR/1.5BA; IMPACT GLASS ON ALL WINDOWS (NO DOORS). enclosed patio Overlooking 11th green. **ANKLESS HOT WATER HEATER.** Upgraded crown **NO CARPETS!** **LOWEST PRICE IN HOLLYBROOK**

PHASE IV – 3rd FLOOR 2BR/2BA BEAUTIFULLY UPDATED Kitchen SUPER UPDATED MASTER BATHROOM. Recreation Lease **PAID IN FULL. MOVE-IN READY! ENJOY!**

PHASE IV – 2BR/1.5 BA, LUXURY KITCHEN (fully updated). SUPER UPDATED MASTER BATHROOM w/ double glass sinks. Golf View. Crown Molding. Many Extras! Recreation lease **PAID IN FULL! MUST SEE THIS BEAUTY!**

PHASE IV BEAUTIFUL, CLEAN & ABSOLUTE MOVE-IN READY! FULLY DECORATED 2BR/2BA, UPDATED Kitchen (High Ceilings, SS Appliances), UPGRADED Bathrooms RELAXING. 16TH green view. Recreation Lease **PAID IN FULL! PERFECT! PERFECT! PERFECT!**

ANNUAL RENTALS

PHASE I – 2nd FLOOR. 2BR/1.5BA. New. Plank Vinyl floors. **MOVE IN!**

PHASE II - 2BR/1.5BA completely Remodeled. **FULLY FURNISHED!**

PHASE IV – 2BR/2BA FULLY FURNISHED! Relaxing Golf View! Rent includes water & cable.

PHASE IV – 3rd floor, 2BR/1.5BA RICHLY UPDATED, Unfurnished. **PERFECT!**

SEASONAL RENTALS

Phase V – BACK ON MARKET! 2BR/2BA Walk to Clubhouse. **New Flooring.** **CLEAN & READY!**

PHASE V – 3rd Floor 2BR/2BA Beautiful Lake View.

PHASE V - 1ST floor, 2BR/2BA wide lake/ Golf views, 1,170 SF. FPL, water & Cable included.

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Nextdoor



Recording Secretary



Regular Board of Administration MEETING MINUTES WEDNESDAY -MARCH 24, 2021

President Alan Eisman called the meeting to order at 1:40 p.m. on March 24, 2021. The following Board member was absent: Markowski. Also present were Paul Ray (CEO), Querino Pacella (Director of Compliance), and Shane Laasko (Purchasing Agent).

This BOA meeting was arranged during the Covid-19 pandemic and most of the BOA members were participating via the Zoom Conferencing Platform. Thus, twenty-four members of the Board were present for the meeting.

APPROVAL OF MINUTES OF BOARD MEETING HELD

2/24/2021

Mary LoPreto stated that the minutes indicated that the next BOA meeting would be held on 3/10/2021; the meeting was held on 3/24/2021. The minutes were corrected, the reading of them was waived, and a corrected version was distributed to all Board members.

UNFINISHED BUSINESS

MOTION A - TO APPOINT RUSS GANZ AS THE HEARING COMMITTEE CHAIR

Elaine Yost made the motion to appoint Russ Ganz as the Hearing Committee Chair; it was seconded by Matt Sarnell.

A roll call vote was taken resulting in 19 affirmative votes and 5 dissenting (Fortier, Hipp, Ingram, Webber, and Esser-Stuart). The motion passed.

MOTION B - TO ESTABLISH A STEERING COMMITTEE

Elaine Yost made the motion to establish a Steering Committee; it was seconded by Ali Munju.

A roll call vote was taken on Motion B and it passed with 21 affirmative votes, 1 dissenting vote (Hipp), and 2 abstentions (Labate, Petersen).

NEW BUSINESS

MOTION A - TO HIRE LANTER, LEONARDO, DICRESCENZO, LLC TO CONDUCT OUR 4/1/20-3/31/21 CERTIFIED AUDIT

Mary LoPreto made the motion to hire Lanter, Leonardo, Dicrescenzo, LLC. to conduct our 4/1/2020-3/31/2021 audit; it was seconded by Roiann Bruno.

A roll call vote was taken on Motion A; it failed with 12 affirmative votes and 12 dissenting votes (Fisher Rappaport, Eaton, Gonzalez-Regueira, Labate, Hipp, Ingram, Klar, Webber, Petersen, Esser-Stuart, Yost).

MOTION B - TO FUND LANDSCAPING FOR THE PINES BOULEVARD PERIMETER

Roiann Bruno made a motion to re-designate \$30,000 of unallocated contingency funds for landscaping of the Pines Boulevard perimeter. As of February 28, 2021, there was \$118,562.00 in the unallocated contingency account. It was seconded by Elaine Yost.

Discussion was that this was not a beautification project, but to replace sparse and dead bushes that act as a security restraint. Since there is no barbed wire on the fencing, when the old growth is removed, barbed wire will be added; fencing will be repaired as needed.

Judy Otto from Building 51 Apartment 107 was pleased that this issue was being addressed and hopes that the Board would consider adding a sound deterrent.

A roll call vote was taken on Motion B and it was passed unanimously with 24 affirmative votes.

MOTION C - TO EXPAND ACCESS TO CERTAIN AMENITIES

Joni Esser-Stuart made a motion to expand ac-

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cess to several Hollybrook amenities in accordance with Broward County COVID-19 Comprehensive Emergency Order 20-25 dated December 2020. This motion covers several different amenities. It was seconded by Roiann Bruno.

1) A motion was made to open the billiards and ping pong rooms. All players and bystanders are required to always wear masks in these areas and there will be a 50% normal maximum capacity.

A vote was taken, and the billiards/ping pong rooms motion passed unanimously with 24 affirmative votes.

2) The motion was made to open the card rooms. All players and bystanders are required to always wear masks in these areas and there will be a 50% normal maximum capacity.

A vote was taken, and the card rooms motion passed unanimously with 24 affirmative votes.

3) A motion was made to open the shuffleboard courts. All players must self-sanitize any equipment handled before and after use.

A roll call vote was taken, and the shuffleboard motion failed with 5 affirmative votes and 19 dissenting (Fisher, Rappaport, Fortier, Manju, Eaton, Gonzalez-Regueira, Labate, Bergeron, Hipp, Ingram, Klar, Webber, Bruno, Jamieson, Campbell, Peterson, Eisman, LoPreto, Yost).

4) The motion was made to permit the number of individuals in the pool simultaneously be increased from 9 to 12.

A vote was taken, and the pool occupancy motion passed with 22 affirmative votes and 2 dissenting (Rappaport, Fortier).

5) A motion was made to remove the limitation of 18 individuals on the pool deck. A friendly amendment was made to increase the limit to 24.

A vote was taken, and the pool deck occupancy motion passed with 22 affirmative votes and 2 dissenting (Rappaport, Fortier).

6) The motion was made to reduce the daily cleaning of the pool furniture to once daily between 8:00 and 9:00 am.

A vote was taken, and the daily pool cleaning furniture motion passed with 23 affirmative votes and 1 dissenting (Campbell).

7) A motion was made to open the golf locker rooms to allow storage and changing; the showers and the saunas remain closed. The fees for the lockers will remain waived.

A vote was taken, and the opening of the golf locker rooms motion passed unanimously with 24 affirmative votes.

8) A friendly amendment was made to add the motion to increase the occupancy at the bar-b-que area from 10 to 18.

A vote was taken, and the bar-b-que area increased occupancy motion passed unanimously with 24 affirmative votes.

MOTION D - TO AMEND THE GOLF FEES APPENDIX TO HOLLYBROOK'S RULES AND REGULATIONS

Michael Eaton made the motion to amend golf fees appendix and to replace them with attached schedules of Winter and Summer rates to be effective five (5) days after passage of this motion; it was seconded by Gilles Chevrier.

A vote was taken on Motion D and it passed unanimously with 24 affirmative votes.

UNIT OWNER'S FORUM

Elaine Yost received e-mails from two (2) residents that were read verbatim. The minutes will reflect a summary of the e-mail.

- Paul Bailey (63-307) wishes that Hollybrook take a

more proactive approach to the changing and increasing demand for green vehicles and the allowance of trucks, with certain restrictions.

- William Brittain (44-308) expressed that the \$300 Hollybrook's attorney fee for residents is unfair but should only be charged to outside buyers. Also, that multiple charges for same day litigations should be bundled and charged one fee.

William Brittain (44-308) suggested that tipping of restaurant employees not be overlooked, not only for in restaurant dining but also for delivery and pick up.

William Brittain (44-308) encouraged the distribution of the unit owner's forum input (email) to the Board prior to the meeting for collaboration and consideration.

BOARD'S REMARKS

A suggestion was made to put the same type of trees (Podocarpus) that were planted by Douglas Road in front of Phase 4 buildings be planted in the Pines Boulevard/Phase 6 project.

A request was made to move the Board Meeting up a week, to at least the 3rd Wednesday of the month to have sufficient time to get Board Meeting minutes in for the Voice of Hollybrook.

A comment was made to include all the members of the Legal Committee in all legal matters.

An inquiry was made as to rumors of hiring of a golf pro.

TREASURER'S REPORT

The Treasurer's Report was delivered, and the full report will be attached to these minutes.

FINANCIAL SECRETARY'S REPORT

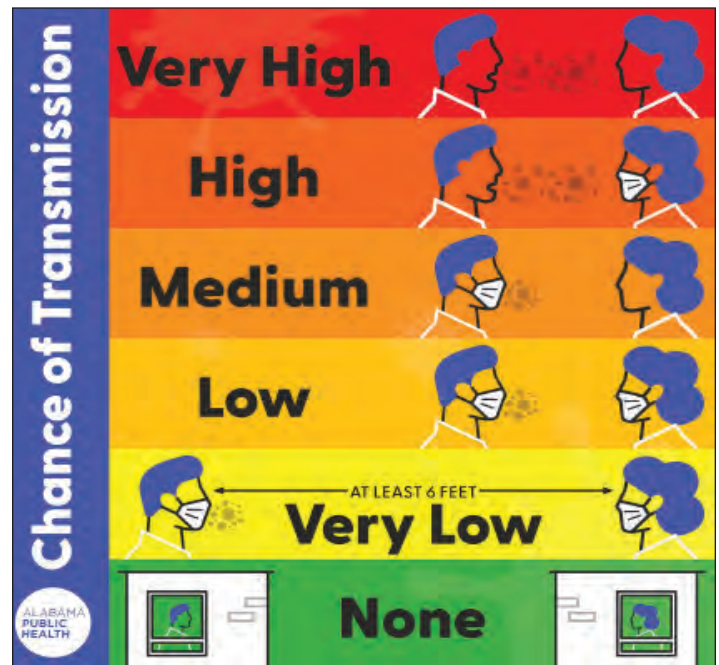
The Financial Secretary's Report was delivered, and the full report will be attached to these minutes.

A Special Board meeting is scheduled for Tuesday, March 30th, 2021 at 7:30 p.m.

The next Board of Administration meeting would be Wednesday, April 14, 2021 at 7:30 p.m.

President Alan Eisman adjourned the Board of Administration Meeting at 3:48 p.m.

*Respectfully Submitted by,
Elaine Yost - Recording Secretary*



City and County



**From Pembroke Pines
Mayor Frank C. Ortis**

Happy birthday, Pines

Happy Birthday Pembroke Pines, our city is turning 61 this year. Though citywide festivities are postponed due to COVID-19, all are welcome to sing Happy Birthday to our wonderful city in the comfort of your own homes. I couldn't be more proud of all of our residents and businesses for their strength and courage during this challenging pandemic. I look forward to really celebrating with all of you after the pandemic when we can gather for a great party.

Another important day this month is Earth Day, April 22. It's a great time to announce that the City of Pembroke Pines has, once again, been named a Tree City USA by the Arbor Day Foundation in honor of our commitment to effective urban forest management. The recognition is achieved by meeting the program's four requirements: a tree board or department, a tree-care ordinance, an annual community forestry budget and an Arbor Day observance and proclamation. We are very proud of our city's commitment to these goals, and dedication to taking care of Earth. Our community benefits greatly when trees are properly planted and maintained. Trees not only bring shade to our homes and beauty to our neighborhoods, they also provide cleaner air, improve storm water management and increase property values.

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



**From Broward County
Dist. 6 Commissioner Beam Furr**
Senior tax exemptions

COVID-19 has imposed a hefty economic burden on all of our residents – especially seniors. Many seniors worry about receiving the resources and assistance they need to make it through what has been a public health crisis and an economic calamity. Fortunately, help is on the way. The American Rescue Plan, passed by Congress and signed by President Biden, dedicates \$1.9 trillion of assistance to citizens, businesses and communities. Resources can also be accessed on the local level. With tax season here, Broward County can help you.

Last year, Broward County Commissioners approved an additional \$25,000 homestead exemption for low-income seniors. The increase will boost the maximum exemption for low-income seniors (65 and older) to \$50,000 and help keep seniors in their homes and living better lives. More than 10,000 are expected to be eligible under the new exemption. Many other tax exemption benefits are also available to Broward seniors: \$500 for those with a disability, \$500 for widows/widowers, \$500 for the legally blind, and up to \$5,000 for veterans or spouses of deceased veterans. I encourage every resident to research and use all of their eligible exemptions. To find your eligibility for various exemptions, go to www.bcpc.net.

Hispanic Unity of Florida, in Hollywood, also assists seniors during tax season, particularly those who earn less than \$66,000 per year. The organization offers them free tax preparation and helps them receive all exemptions and benefits. Visit www.vitaxesfree.org or call 954-964-8884.

Contact Beam Furr at 954-357-7006 bfurr@broward.org.



**From Pembroke Pines
District 1 Commissioner Tom Good**
**Pines' journey through
decades in new display**

It's Pembroke Pines 61st birthday! Each April we recognize the city's birthday with cake, games and fun activities during Pines Day. While we have not yet returned to large gatherings due to the pandemic, I still want everyone to appreciate our city's journey throughout the decades. I am honored to be a part of this community and the very special people who live here. I am proud of how we are handling these challenging times and how we continue to move forward stronger than ever.

Interestingly, an historical timeline has been completed to commemorate how the city has evolved throughout the years. When City Hall opens to the public again, residents will be able to visit and view the timeline, read about our changes and see many pictures that tell our history. The timeline was created partly through a grant from the Florida Humanities Grant and in collaboration with History Fort Lauderdale, our City Historian Jack McCluskey and the city's Recreation and Cultural

Arts Department. Just like it's fun to look through family photo albums and reminisce, you will find it enjoyable to walk down Pembroke Pines' memory lane, learn about our pioneer leaders, see our first city hall, and discover how Pembroke Pines came to be.

Another visual Pembroke Pines project that everyone can enjoy right away is the art wrapped traffic box project that was initiated when the city was named one of the Happiest Cities in South Florida for two consecutive years. The Art and Culture Advisory Board came up with the theme "What Makes Pembroke Pines a 'Happy City'". Now, there are 14 boxes in 10 locations; six of the designs are interactive. The artist, John Potter, incorporated a QR code that can be used to make the images come to life on your cell phone. Simply download the Eyejack app to your phone, hover over the design and watch it move. Let me know if you need assistance with the Eyejack app, I would love to help.

Within a short drive from Hollybrook, the traffic boxes are on the corners of Flamingo Road and Pines Boulevard; Palm Avenue and Taft Street; University Drive and Pines Boulevard; Pembroke Road and 72nd Avenue; University Drive and Pembroke Road; Hiatus Road and Johnson Street and four other locations out west.

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Restaurant Committee plans big changes

By Chairperson Ray Primonato



In an effort to be able to present to the Board a balanced budget acceptable by both the Board and the owners of Hollybrook, I, along with the Restaurant committee and Paul Ray, have identified multiple areas that are in need of change. The changes will take place over the next couple of months and all will be closely monitored as we progress. They will include operational, physical and menu changes

We are recommending changing the physical set up of the tables in the dining portion of the restaurant. This will include adding smaller 4-top tables in place of a few of the 6-top to allow smaller parties to be seated, and not take up the seating that are currently set for larger parties. All will be done with every effort to maintain social distancing. We are not looking to open the facility up to 100% until we know it is safe to do so.

Another component of this and a key element is the menu. We are looking to have our current menu which has been the same for years now more in line with the current restaurant trends that we are seeing. We are not saying we are going to replace every item but there are some items that can be eliminated or at least updated in their presentation. Other slow-moving items will be removed completely.

We would like to see the addition of two new components to the restaurant, the first being the addition of being able to offer freshly made pizza coming out of our kitchen. We believe this would be greatly accepted by the guests utilizing our restaurant. The second, and this being the start into extending the restaurant hours, would be to start in the early hours of the day when the golf course opens, offering coffee, pastries, bagels, and such to the golfers. We would at this

time utilize the golf course beverage cart and have it just outside the Pro Shop. This element will be highly monitored as to its effectiveness in daily operation of the restaurant.

We are currently looking at different computer programs to help us see on a daily basis the financial aspect of the restaurant. This will be a great benefit to all involved especially Alex, who has the responsibility of tracking the associated costs for the restaurant.

This program will have the capability of doing inventory control, menu cost in real-time and to see and control the labor aspect on a daily basis. Please understand that the purchasing, installing, and implementation of a new program may go on beyond the end of April time frame.

Carole Rappaport had a tremendous idea of utilizing Hollybrook Residents in different capacities in the restaurant to assist the current staff. A couple of ideas would be in helping out answering the incoming phone calls and possibly acting as a Hostess.

As this is going to be an ongoing effort and a highly intense effort by our restaurant management and staff, we will be monitoring as follows: It will be expected that the majority of the changes be implemented by the end of April. We will be doing periodic 30-day reviews of the changes and their effectiveness with the restaurant management staff. The reviews will be ongoing for 90 days and the efforts tracked. It is anticipated that by the end of the 90 days, with all the changes and a better handle on all associated costs involved in the restaurant, we will be able at that time to offer a balanced budget.

To recap: The changes outlined here and future changes are for the betterment of our restaurant and for us to be able to enjoy it as we have become used to. Finger pointing and blaming is not the answer at this time. We need to look to the future, not the past, and make the necessary changes to maintain and grow our restaurant. Multiple changes are going to be happening simultaneously with some behind the scenes, so all might not be visible.



Compiled by MJ Boxall

This salad takes everything you love about buffalo chicken and transforms it into the hearty salad of your dreams. The homemade ranch is killer, but the bottled stuff certainly works, too.

YIELDS: 4 SERVINGS
PREP TIME: 0 HOURS 15 MINS
TOTAL TIME: 0 HOURS 50 MINS

INGREDIENTS

FOR CHICKPEAS:

- 2 cans (13.5-oz.) chickpeas, drained and rinsed
- 3 tbsp. extra-virgin olive oil
- 1/3 c. Franks hot sauce
- 2 tbsp. melted unsalted butter
- Kosher salt & black pepper

FOR DRESSING:

- 1/4 c. mayonnaise
- 1/4 c. sour cream
- 1/4 c. buttermilk
- 1/2 tsp. garlic powder
- 2 tbsp. freshly chopped parsley
- 2 tbsp. freshly chopped dill
- 2 tbsp. freshly chopped chives, plus more for garnish
- Pinch of cayenne pepper



FOR SALAD:

- 8 c. cut romaine lettuce
- 2 c. shredded cabbage
- 2 stalks celery, thinly sliced
- 2 carrots, thinly sliced
- 1 c. cherry tomatoes, halved
- 1 avocado, sliced
- 1/2 red onion, thinly sliced
- 3/4 c. bleu cheese crumbles



DIRECTIONS

1. Make the chickpeas: Preheat oven to 450°. On a rimmed baking sheet, toss chickpeas with oil. Roast until chickpeas are crisp, about 20 minutes.
2. Combine hot sauce and butter. Remove chickpeas from oven and immediately toss with hot sauce mixture. Season to taste with salt and pepper. Return to oven and roast 5 minutes more.
3. Meanwhile, make dressing: In a medium bowl, whisk together mayonnaise, sour cream, and buttermilk. Add remaining ingredients and season with salt and pepper. Stir until combined. Refrigerate until ready to use.
4. In a large bowl, toss romaine and cabbage with 1/3 cup dressing. Divide among 4 bowls. Top each bowl with celery, carrots, tomatoes, avocado, and red onion. Top with chickpeas, drizzle with dressing, and garnish with blue cheese and more chives.

Another light delight

A lightened up version of Fettuccine Alfredo lets you feel a little bit better about pasta nights. Skipping the heavy cream and using just a little bit of Greek yogurt still gives you a creamy sauce you'll think is full of heavy cream!

YIELDS: 4 SERVINGS
PREP TIME: 0 HOURS 10 MINS
TOTAL TIME :0 HOURS 30 MINS

INGREDIENTS

- 12 oz. whole-wheat linguine
- 1 tbsp. extra-virgin olive oil
- 3 cloves garlic, minced
- 2 tbsp. all-purpose flour
- 1 c. low-sodium chicken broth
- 3/4 c. 1% milk
- 1/2 c. freshly grated Parmesan
- 2 tbsp. plain Greek yogurt (optional)
- Freshly ground black pepper
- Pinch crushed red pepper flakes (optional)
- Freshly chopped parsley, for serving



DIRECTIONS

1. In a large pot of salted boiling water, cook linguine according to package directions until al dente. Set aside 1/2 cup of pasta water, then drain pasta and set aside.
2. In a large skillet over medium heat, heat oil. Add garlic and cook until fragrant, 1 minute. Sprinkle flour over evenly, then stir and cook until mixture is lightly golden.
3. Very gradually add broth in while whisking, 2 tablespoons at a time, waiting for mixture to become completely smooth before adding more broth. Bring mixture to a boil, then gradually stream in milk while whisking. Bring to a simmer and cook until sauce is thickened, 2 to 3 minutes.
4. Remove from heat and add Parmesan and yogurt, if using. Season with salt, pepper, and a pinch of red pepper flakes.
5. Add pasta and a 1/4 cup reserved pasta water to sauce and toss to combine. If sauce is too thick add more pasta water, a tablespoon at a time, until desired consistency.
6. Garnish with parsley before serving.

Meet your Hollybrook Neighbor

By Lise Therrien

It is with great sadness we report that Gemma Grasso passed away on March 23, 2021, at age 98, prior to the publication of this month's Meet Your Hollybrook Neighbor article.

Born April 11, 1922, in the Montreal suburb of Lasalle, Gemma Grasso, traveled many exciting paths before arriving in Hollybrook in 2007.

As a young girl, Gemma discovered her passion for art and fashion design while at the Dames de Ste-Anne boarding school in the 1930s. She quickly enrolled in Montreal's fashion school, l'École Cotnoir Capponi. Her appetite for fashion design far outpaced all other students and the program itself, at which time the program director suggested she attend school in Paris, France. It was customary, in the 1940s, that a young girl in



1922 - 2021

her 20s would be married and did not travel abroad on her own. At the time,

her father was also not keen on the idea of his daughter being in a foreign country. However, after much convincing by Gemma's mother who believed in her daughter's potential, he acquiesced.

Gemma packed her suitcases without hesitation and headed to Paris in the fall of 1947. She enrolled in the 5th and 6th year classes at l'École Supérieure de la Chambre Syndicale de la Haute Couture which was already six weeks into its program and was admitted without requiring the mandatory entrance exams. Her determination to succeed was quickly rewarded by placing sixth of 102 students in the quarterly exams, only ten days after her admission into the program. Gemma graduated first in her class in the Study Abroad program at l'École Supérieure in 1948, which was considered quite an ac-

Gemma - Continued on page24



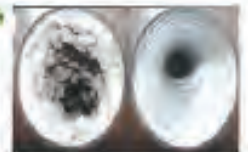
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Features

In plain sight

Ninth in the series 'Hidden Treasures', created by Nancy Armstrong
By Mark Favus



Sometimes life closes one door and opens another.

My journey to become a full-time resident of Hollybrook was like many things in life; totally unexpected and not according to any plan I had devised for my future.

On Christmas Eve 2017, I suffered a massive brain hemorrhage and epileptic seizures. My next conscious moment was in the Emory University Neurology ICU, in Atlanta, Georgia, surrounded by many worried faces peering down at me.

During my rehabilitation, I realized that the only exercise to help me was walking. I slowly used my walker, but winter in Atlanta can be quite problematic. Snow and ice made life nearly impossible.



and stayed with me for two weeks. Very slowly, my cognitive and ambulatory capabilities returned. My biggest accomplishment was walking with a cane for half a mile on the Hollywood Beach Broadwalk.

It then became clear that I could live my best life possible in Hollybrook and travel to the UK for two to three months during hurricane season. I had already become an avid international street photographer taking candid portraits of people everywhere I journeyed.

In the winter of 2019, I became a full-time Hollybrook resident. Before I left for the UK in August that year, I noticed a pair of bald eagles that always perched in the tallest pine cypress tree by the driving range lake. They became my first wildlife photography subjects. But when I returned three



months later, the tree had been cut down and the eagles were nowhere to be seen.

The global pandemic that locked everything down at the beginning of March 2020, didn't just change my life plans but changed plans worldwide.



One morning I walked downstairs for my daily ritual and spotted the most beautiful great blue heron at the lake beside the Towers pool. I raced upstairs, grabbed my camera and rushed to the lake. She seemed waiting for me to take my first of two shots and then she was gone. I was now hooked. I didn't need to travel to the Everglades, everything was right at my door step, hiding in plain sight.

I became obsessed with developing my photographic skills to capture birds in flight. The money I would have used for my 2020 European holiday was spent on a new Canon EOS R6 camera and several new lenses. One of them, a very lightweight 600mm lens, captures super sharp images at long distances.

Over time I started recognizing individual birds. This was particularly true of a mockingbird that greeted me in the same spot every morning with

Treasures - Continued on page 26



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5.0 ★★★★★ REVIEWS

Features

Emotional support or service animal? Here is how to know

By Lois Hollands
Animal Control Chair

Ask five people to explain the difference between a service animal and an emotional support animal, and you will likely hear five different answers.

According to the Americans with Disabilities Act (ADA) “service animals” are individually trained to perform specific tasks and work for people with disabilities that may include physical, sensory, psychiatric, intellectual or mental disabilities. It does not have to be a dog although they are the most common. Service Animals are usually professionally trained but very expensive. A person can train their own dog and then, although it is not



required by law, the animal can be registered as a “service” animal.

For example, a dog that is trained to be the eyes of a blind person or the arms of a person with debilitating mobility issues, may be brought into restaurants, stores, libraries and other public places. Service animals are permitted in housing complexes with a no pet policy, on airplanes and on other public transport. Airlines are not permitted to charge a fee for service animals.

To protect the privacy of the person who uses a service animal, business owners are only permitted to pose two questions to the owner: a) Is the service animal required because of a disability and 2) What work or task has the animal been trained to do?

Emotional support animals (ESA) are not considered service animals under the ADA and are not granted the same privileges as service animals.

Here’s the main difference: an emotional support animal may be trained for a specific owner but it is not trained to perform a specific task to help with a disability. Instead,



deemed a “companion” animal, they ease conditions of the pet owner as anxiety, depression, some phobias, and loneliness.

On July 1, 2020 Florida passed a law mandating that, in order for an animal to qualify as an ESA, the owner is required to produce a letter from a licensed health care provider. The letter must include the doctor’s contact and licensing information.

Contrary to popular belief, emotional support animals are not allowed in restaurants or other places where food is prepared or served. Hotels, airbnbs and stores are under no obligation to allow

Pets - Continued on page26



¿Necesita Ayuda para pagar su factura de Energía?

¡El programa de asistencia financiera (EHEAP) puede ayudarle con el pago de su factura de energía eléctrica!

- ✓ ¿Tiene usted 60 años o más y reside en el condado de Broward?
- ✓ ¿Ha recibido una notificación de “atraso”, “final” o de “desconexión”?
- ✓ ¿Es usted ciudadano/a de los Estados Unidos o residente legal y es elegible para asistencia pública y beneficios federales?
- ✓ ¿Tiene números de seguro social e identificaciones de foto (que no pasen de un año de la fecha de vencimiento) para todos los habitantes de su hogar?
- ✓ ¿Su ingreso total, como esta documentado en los cheques del seguro social o en los recibos de pago de su trabajo se encuentra dentro del 150% del nivel de pobreza federal ó menos?
- ✓ ¿Es dueño de casa, renta, o recibe ayuda de vivienda con el programa de sección 8?

Si usted necesita asistencia con su factura y cree que cualifica para EHEAP, llame al centro EHEAP más cercano a usted:

City of Pembroke Pines
Southwest Focal Point Senior Center
301 NW 103rd Avenue Pembroke
Pines, Florida 33026
Phone: (954) 450-6888

Areawide Council on Aging of Broward County, Inc.
5300 Hiatus Road
Sunrise, Florida 33351
Phone: (954) 745-9779

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)



News

Board expands amenities during March 24 meeting

1. Please wear a mask at all Times - Billiard/Ping Pong Rooms Re-opened - Maximum Capacity at 50%.

2. Please wear a mask at all Times - Card Rooms Re-opened - Maximum Capacity at 50%.

3. Pool Deck Capacity increased to 24, of which "In the Pool" capacity has been increased to 12.

4. COVID-19 Daily Pool Furniture Cleaning once per day from 8 a.m. - 9 am. Pool Open from 9 a.m. - 9 p.m.

5. Locker Rooms re-opened, Showers / Saunas still closed.

6. Please wear a mask at all times - BBQ occupancy increased to 18 people.

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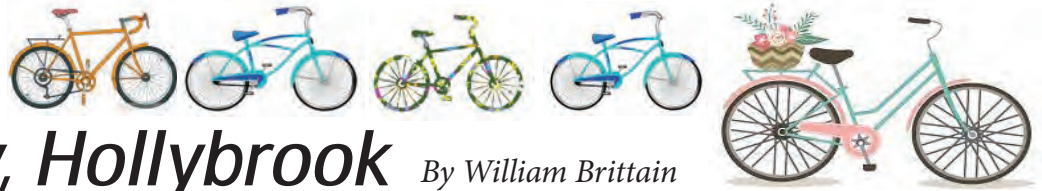
Contact Karen Perry ASAP
(201) 755-9765

Do you know....

Top 12 April fun facts

12. In 1983, Howard Johnson was elected Chicago's first African American mayor.
11. April is named for Aphrodite, the Greek goddess of love.
10. April's Zodiac signs are four-legged hoofed creatures – Aries the ram and Taurus the bull.
9. April's honorary flowers are daisies and sweet peas.
8. The diamond is April's birth stone.
7. Famous people born in April include William Wordsworth, Leonardo da Vinci, William Shakespeare, Marvin Gaye and Queen Elizabeth II.
6. Noah Webster copyrighted the first edition of his dictionary in April.
5. On April 15, 1912, the luxury cruise ship Titanic hit an iceberg and sunk on her maiden voyage.
4. April is when birds migrate north and settle down for the summer to mate.
3. On April 11, 1970, Apollo 13 was launched but ran into trouble about two days later. It was then that the famous quote "Houston, we've had a problem here" was said. Today, the words are commonly misquoted.
2. George Washington, the first President of the US, was inaugurated on April 30, 1789.
1. Today you will win \$1million just for being you. April fools! (How could we resist?)

Features



Cycle safely, Hollybrook By William Brittain

We are blessed to have almost 10 miles of asphalt at Hollybrook to ride our bikes in the beautiful Florida sunshine. Bicycling is a refreshing exercise *if* done safely and with respect to other cyclists, pedestrians and vehicle traffic. Here are some tips to safe cycling.

Bicycle and Pedestrian Directions

- Bicyclists should always ride on the right side of the road, moving in the same direction as traffic. All traffic laws must be followed.
- Walkers should walk against traffic (traffic coming toward you). Be aware of oncoming traffic and step to the side of the road so that cars are not forced to move into another lane where there could be ongoing traffic. We love to chat when we come across other pedestrians, but please move your chat off the road. Standing in the

road is very dangerous.

- Ride your bike in the middle of the lane and keep your eyes forward to see cars backing out of a parking space. Use a handlebar mirror to check what is coming behind you. Some people prefer riding on the right side of the lane, but if a car pulls out of a parking space in front of you, there will be little time to swerve out of the way. The mirror will help you see that a car is approaching so you can move to the right.

Bicycle Safety

- **Wear a helmet!** I used to ride without a helmet, but after weeks of “encouragement” I finally bought one; and I’m glad I did. A few months later, I was cycling slowly in a small parking lot when my brakes failed on a turn and I hit a mud patch. I

went down and hit my head, scraped a leg, and cut open some fingers. Lesson learned? Wear a helmet! Also, make sure your brakes work properly.

- **Mirror (at least one):** Because we bicycle in the same direction as traffic, one mirror on the left handlebar is important to help you see vehicles behind you. Some cyclists use two mirrors.
- **Light and reflectors:** Reflectors are great anytime to let others know you are in front of them. Use a light in the early morning and at dusk so that motorists see you. Reflectors + light = safety!
- **Horn:** A horn alerts someone that you are coming. It is also a fun way to say “hello” to your Hollybrook friends as you pass by.

Bikes - Continued on page 30

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Do you need help paying your energy bill?

EMERGENCY HOME ENERGY ASSISTANCE PROGRAM (EHEAP) can help!

- ✓ Are you age 60 or over and do you reside in Broward County?
- ✓ Have you received a “Past Due”, “Final” or “Disconnection” notice?
- ✓ Are you a United States citizen or a resident alien who is eligible for Public Assistance and Federal Benefits?
- ✓ Do you have documented Social Security Numbers and current photo ID’s (within 1 year of expiry) for all members of the household?
- ✓ Is your total Household Gross Income 150% of the Federal Poverty level or less, as documented by Social Security statements, pay stubs, etc.?
- ✓ Are you a homeowner, renter, or living in Section 8 Housing?

If you need assistance with your energy bill, and believe you qualify for EHEAP, contact the EHEAP center nearest to you:

City of Pembroke Pines
Southwest Focal Point Senior Center
301 NW 103rd Avenue
Pembroke Pines, Florida 33026
Phone: (954) 450-6888

Areawide Council on Aging of Broward County, Inc.
5300 Hiatus Road
Sunrise, Florida 33351
Phone: (954) 745-9779

Gemma - Continued from page 15

plishment for the first Canadian who was admitted and graduated in this program.

After graduation, Gemma returned to Montreal to pursue a career as a fashion designer. It was not long before she was recruited by a designer who brought her to New York to work for Abe Schrader's design house designing dresses and separates for women. As the lead designer, she was responsible for all the New York shows and overlooked the work of many up-coming designers. Abe Schrader was very fond of Gemma and affectionately called her "Frenchy" given her French Canadian roots and Paris studies.

It was in New York that Gemma met the love of her life, John Grasso, a highly prominent corporate lawyer whom she married in 1962 and became his "Sweetie Pie".

Gemma eventually left her career as a fashion designer and traveled the world with John for several years. The couple ven-



Courtesy photos
At left: One of many fashion designs by Gemma Grasso. Above: Gemma poses at the Eiffel Tower in Paris, France, 1947.

tured to Asia, Thailand, Japan, China and throughout Europe until John passed away in 1972.

Gemma was in her 50's when she earned her Realtor license and then took courses in interior design. She moved to Hollywood, Florida with her mother in the late 1970's and eventually became the Regional Manager for a large corporate chain offering interior design services.

After retirement she went back to traveling with her good friend Rose going to Egypt, Israel, England, Scotland, Mexico, among others. Her only regret was not being able to return to Paris, her favorite city.

It is at Hollybrook that Gemma returned to her love of art by taking painting classes and eventually taking oil painting courses in the Recreation Building with Noëlla Lavoie. She also loved playing games of chess with her neighbor, Denyse Lavoie.

Stop the Spread of Germs

Help prevent the spread of respiratory diseases like COVID-19.

6 ft

Stay at least 6 feet (about 2 arms' length) from other people.

Cover your cough or sneeze with a tissue, then throw the tissue in the trash and wash your hands.

When in public, wear a mask over your nose and mouth.

Do not touch your eyes, nose, and mouth.

Clean and disinfect frequently touched objects and surfaces.

Stay home when you are sick, except to get medical care.

Wash your hands often with soap and water for at least 20 seconds.

[cdc.gov/coronavirus](https://www.cdc.gov/coronavirus)

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Top tips for staying calm, stress free

By Louise E. Vigneault - Hollybrook Resident, Health Educator, Certified Fitness Professional, Lifestyle Coach



Many Hollybrook residents still work, so it is no secret, based on how we react to problems of our time, that stress is hitting Americans hard. A recent survey from Cleveland Clinic Wellness shows that two-thirds of workers in the United States reported extremely high stress levels in the past year. Thirty percent said they were too stressed to be effective at their job for at least five days. Additionally, because we are working more virtually and from home, we have to learn how to separate work from home. Because of COVID-19, we are more isolated and working from home has made us isolated and more stressed

without breaks between home and work

Don't accept stress as just another part of your job. There are several strategies you can do and should use to bring your stress levels down. You might think every minute counts but taking short breaks between tasks can actually help you stay focused and productive. Think of them as mini rewards for completing one job before moving onto the next. So before going to the next task, get up from your desk and make yourself an herbal tea, drink a glass of water and maybe eat a piece of fruit.

Taking a step back can also help you put your workload in perspective. If you're afraid of things falling through the cracks, keep a to-do list or use an electronic task manager so you're not constantly worrying about assignments you may have forgotten. I keep a notepad and pen besides my bed in case I am thinking about something I have to do the next day. It does help me to sleep better and stay calmer.

Also, make the most of your downtime. Instead of zoning out in front of the television, schedule activities that cheer you up, like having lunch with a friend or watching a funny movie. Maybe you can start to walk with a friend at night, go to



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- Become STRONGER and INCREASE FLEXIBILITY
- Learn proper POSTURE and BODY ALIGNMENT
- Use your CORE to stand TALLER and FEEL BETTER

Due to COVID, no group sessions; but I've reduced the cost of single and double one-hour workouts to:

PRIVATE (1 person) \$20 / DUET (2 people) \$15/each

I will come to your pool on the day you choose.

Can't swim? No problem! The class takes place in shallow water.
CALL to set up an appointment at your convenience.

CHRISTINA RIOUX - (201) 572-2932

Certified Pilates Instructor and Hollybrook Resident



the Hollybrook gym and workout for 20 to 30 minutes, go swimming, start a new hobby like oil painting. You might discover talents you never thought you had, learn to play a musical instrument, learn to do yoga or meditation.

Having things to look forward to outside of work can help combat burnout, make you feel calmer and stay stress free.

Until next time my friends, stay fit and healthy.

them in without permission from the management. Since January, 2021, airlines are no longer required to accommodate EMAs.

Hollybrook Pet Restrictions at a Glance

- * Hollybrook allows a total of one cat or one dog or two birds in the owner's unit.
- * The dog at maturity shall not weigh in excess of 20 pounds.
- * All cats and dogs must be kept on a leash when outside of the unit and be vaccinated and licensed when reaching the age required by law.
- * There are specified dog walk areas and owners must pick up all animal waste.
- * No other animal or bird shall be permitted on the property unless the animal is permitted to remain on the property,

at the discretion of the association, under a Reasonable Accommodation Agreement between the Association and the resident. (Approved by the Board on June 10,2020). Before the law changed people were using the system so they could take their dogs anywhere and here in Hollybrook registering a second dog as an EMS.

* Hollybrook requires certification for both categories and it is kept in the owner's file.

How to Find Complete Pet Rules

For a complete list of pet restrictions please go to <http://www.hollybrook.com/>. Login using your personal login name and private password. Then, click on Documents/Forms and then Community Documents. In the Rules and Regulations document you will find a section on pets.

Unit owners who forget their login and password may contact communications@hollybrook.com.

its beautiful song. That song became the music I walked to every morning.

One morning a woman called out to me asking if I ever posted my photos on Camp Hollybrook? I found the Facebook page and started posting the pictures I most liked. The response was over whelming. Clearly the beauty of the wild-life here had barely been noticed by many residents, including myself.



The beauty around us became my life-line to a world that was always within reach. My photography had become my reason for being; my spirit was lifted every new day.

When the Everglades reopened, I made the hour-long journey there and discovered that it is relatively less populated with wildlife than my own Hollybrook backyard. I feel incredibly blessed to live in this beautiful protected place.

I have selected six photographs that I will donate to Hollybrook sometime in May. They will be large 16 X 20 prints on fine art photographic paper, matted, signed and numbered in contemporary frames. Beauty can sometimes be a "hidden treasure" all around us, hiding in plain sight.

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04.22.2021 * Earth Day

EARTHDAY.ORG's theme for Earth Day 2021 is *Restore Our Earth*, which focuses on natural processes, emerging green technologies, and innovative thinking that can restore the world's ecosystems. In this way, the theme rejects the notion that mitigation or adaptation are the only ways to address climate change.

It is up to each and every one of us to Restore Our Earth not just because we

care about the natural world, but because we live on it.

We all need a healthy Earth to support our jobs, livelihoods, health & survival, and happiness. A healthy planet is not an option — it is a necessity.

More than 1 billion people in 192 countries now participate in Earth Day



activities each year, making it the largest civic observance in the world.

Join over 1 billion participants around the world and take action on April 22. Can't wait till Earth Day? Here are 51 actions you can take to "Restore Our Earth" <https://www.earthday.org/earth-day-tips/>

Basic Recycling 101



Recycle aluminum and steel cans; plastic bottles and jugs; paper and cardboard.

When in doubt - throw it out in your regular garbage receptacles.

RECYCLE. REUSE. RECYCLE.
RECYCLE. REUSE. RECYCLE.

Attention all Snowbirds

Don't know what to do with the plants you bought before going home?

Donate them to Hollybrook Landscaping.

Drop them off at the back of the parking lot beside the administration building.

Attach your name, building and apartment #. We are especially interested in orchids

Questions can be directed to Anna Antes at antesanna@gmail.com

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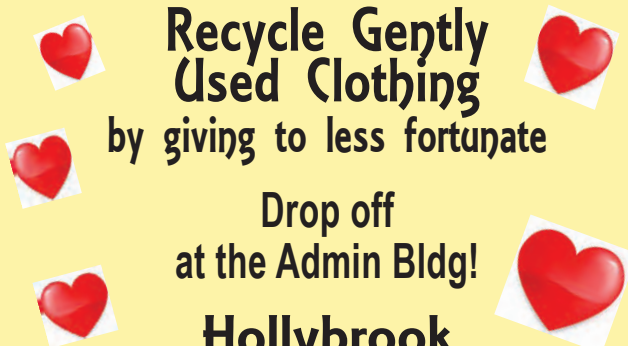
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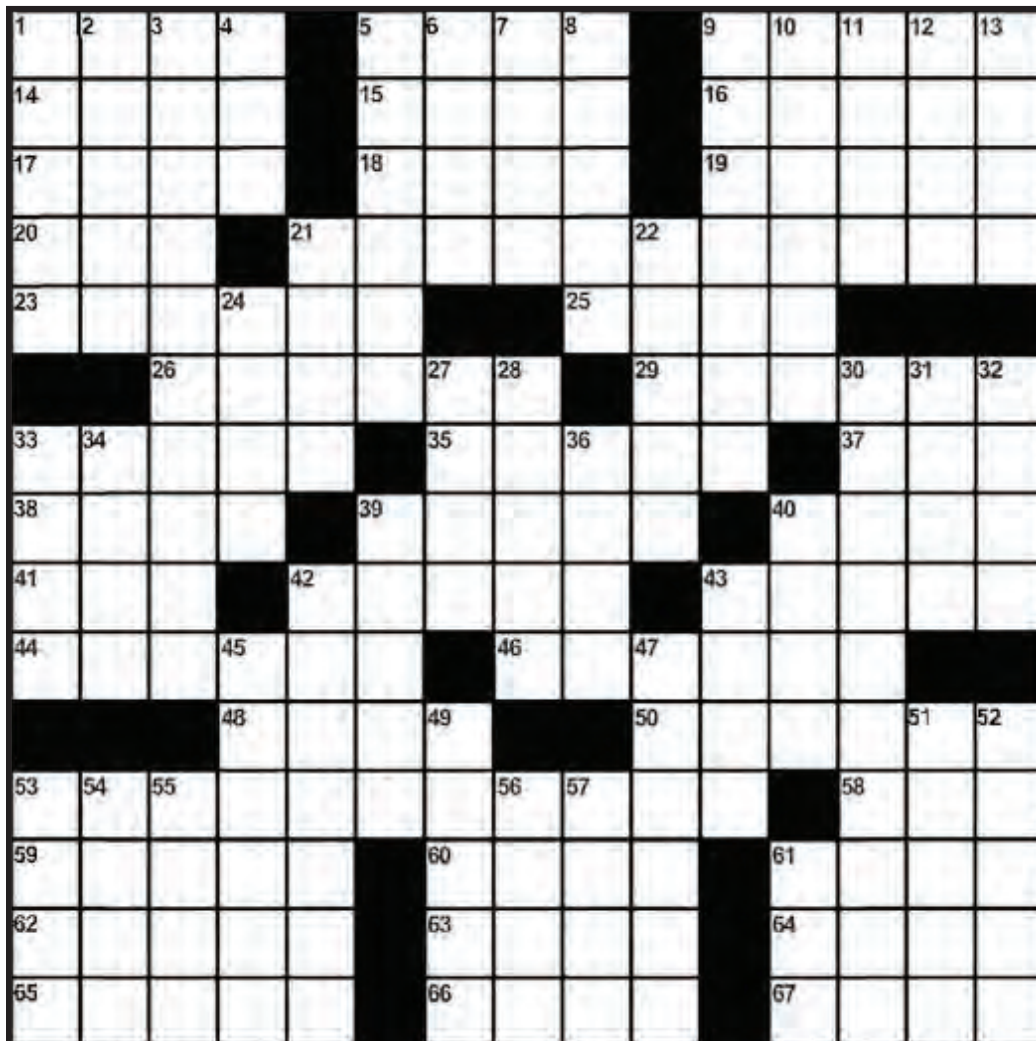
Fun Stuff

ACROSS

- 1) Head pests
- 5) Arctic breakaway
- 9) Nodded off
- 14) "While ___ it ..."
- 15) Say with certainty
- 16) Type of gas
- 17) Lawrence, in Stockholm
- 18) Epsilon follower
- 19) Not under one's breath
- 20) L.A. 10-percenter
- 21) Things done in the gym
- 23) Black-eyed legume
- 25) Master of rhymes
- 26) Abominable
- 29) Wagner contemporary
- 33) Firewood measure
- 35) Beehive State flowers
- 37) Break bread
- 38) Atkins or Huntley
- 39) Detach
- 40) Tasting of wood, as some spirits
- 41) Address on the Web
- 42) Furrier John Jacob
- 43) End table?
- 44) Free-for-all
- 46) Earth models
- 48) Difficult
- 50) Detroit player
- 53) Things done in the gym
- 58) "Wheel of Fortune" buy, perhaps
- 59) Sacred song
- 60) Group of three
- 61) MIT, for one
- 62) Aboveground?
- 63) Birthright seller of Genesis
- 64) Chick's ending
- 65) ___ down (softened)
- 66) It's tossed in a pub
- 67) Speedy fliers no more

DOWN

- 1) Dooryard bloomer, in a poem
- 2) Insect stage
- 3) Things done in the gym
- 4) ALF and Mork, for two
- 5) Charity sale
- 6) It's almost seven, but seven's not
- 7) Living in Fla., perhaps
- 8) Get hold of
- 9) Successful trap setters
- 10) 1962 Kubrick film
- 11) Black, poetically
- 12) Tub stopper
- 13) Kennedy and Danson
- 21) "Help yourself"
- 22) Address abbr.
- 24) Ship's destination
- 27) "Amazing, ___ it?"
- 28) Clear, as a windshield
- 30) Things done in the gym
- 31) ___ ends meet
- 32) Underworld river
- 33) Bunny tail
- 34) "No ___ traffic"
- 36) Mary or Jane
- 39) Software buyers
- 40) "This ___ on me!"
- 42) Protected, as a home
- 43) Stork's kin
- 45) Put away for a while
- 47) Decide to withdraw
- 49) Not fashionable
- 51) It's a start
- 52) Informal evenings
- 53) Bit of bickering
- 54) Capital on a fjord
- 55) Kind of attraction
- 56) Night-sky bear
- 57) Whopper creator
- 61) ___ in Idaho (elementary lesson)



For Laughs

Every woman's dream is that a man will take her in his arms, throw her into bed... and clean the whole house while she sleeps.

I JUST SAW SOME IDIOT AT THE GYM PUT A WATER BOTTLE HOLDER ON THE TREADMILL.

Fun Stuff

Dog DNA: Part dos

Or, how Fast Eddie found out about his pa.

By Ken Schlossberg

Last month, I ordered a DNA test from Embark to find out where Fast Eddie's unusual traits come from: asks like a pointer retriever on a bird or duck shoot; sticks his nose into the ground like a Sherlock Holmes bloodhound; and spots the slightest movement in the far distance like an Eagle.

Hear the drum roll? The trumpets? Don't faint from the news. According to Embark, Fast Eddie is 100 percent Bichon! His breeder, Prelude Bichon Frises, of Pennsylvania, is off the hook. No funny business there and no refunds for us. I ordered the test because I had heard that the Bichon breed was brought back from extinction in the 20th Century. Well, not exactly.

The French *refined* the little white puffball in the 20th Century. In 1956, Mr. and Mrs. Picault, brought six cuties with them in when they settled in Milwaukee and produced their first litter out of sire Eddy White de Steren Voz and dam Etoile de Steren Voz. Our Eddie really is coat of tight, curly hair off the old block.

The French Connection includes some mixing with the orange brown French spaniel, the Barbet, known for its ability to flush, and retrieve birds. That may explain Eddie's nose to the ground, pointing and stalking birds.

When I told Eddie, he barked, "Hey, I knew that. You should have asked me."

The Barbet is also a tireless swimmer. As far as I know Eddie does not take to water like a duck. I suggested to Sophia that maybe we should throw him into Lake Hollybrook to see what happens. She said that she was going to sue for sole custody.

The French also invented the verb, "bichonner," which means to make beautiful; to pamper. We are more than holding up our end on that score.

I heard the European breed originated in Malta or Tenerife, in the Canary Islands, and was brought to Spain by adventurous seamen looking to make a *peso de ocho* (Spanish dollar) resale.



Staff photo
Fast Eddie and Ken Schlossberg rest during an afternoon stroll through Hollybrook.

I have a vision of Fast Eddie sailing with Christopher Columbus, spotting a land bird, then the shore of the New World, barking like hell to alert the nearly exhausted crew. He should have been on the Columbus statue in New York City. Actually, Fast Eddie's ancestors are a lot older than that, back to ancient Greece and Rome, the Dark and Middle Ages and the era of royalty in the that spanned 1400 through 1700. Remember *I Claudius*, the gripping BBC series about an unlikely survivor of mad Nero's reign who limped and lisped? Claudius treasured his Bichon. Who else could he trust? The writers missed out on that casting opportunity.

The Roman poet, Martial, born between 38 and 41 AD, penned a poem to a Bichon owned by Publius, a wealthy fellow otherwise neglected by history. I hope he and his loyal pet didn't die in Pompeii.

"Issa is naughtier than Catullus' sparrow, Issa is purer than a dove's kiss, Issa is more winning than any girl, Issa is more pure than Indian pearls, Issa is a lapdog, Publius' darling."

As I was reading that to Fast Eddie, he gave me a loving look and licked my leg. *That's* what I call a *real* DNA test!

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Cynthia J Arevalo

Sports



Staff photos

Above: Michel Huard and Gilles Voyer, chair of Hollybrook Pickleball, play a morning pickleball game on courts that were restriped during the first few days of March. The courts reopened to dozens of delighted players on March 4. Gilles called the restriping "perfect", "more professional", and "comfortable."

WE CARE COMMITTEE



We happily collect walkers, canes, raised toilet seats, and more to assist Hollybrook residents in need.



Call Harvey Munk at 305-298-3008 or call the office at 954-431-0600 ext. 234

Got racket? Let's play!

By Felix Ningas Jr., Resident Certified USPTA

Hollybrook Golf & Tennis offers loads of tennis services to unit owners, renters and guests

- **Tennis Instruction:** All levels, private, semi-private, groups, hitting sessions and Packaged Tennis Instructions for Player Development.
- **Club Fun Competition:** Men and Women round robin for different levels, Singles, Doubles and Mixed.
- **Free Group Lessons:** Registration sign-up is required. The schedule runs Monday to Friday from 1-4 (1hour slots 1, 2 and 3)
- **Racket stringing,** customization and re-gripping
- **Tennis Ball Machine** available for skill growth

Don't forget Pickleball!

Pickleball, one of the fastest growing sports for seniors in the United States is right here in Hollybrook. Six pickleball courts meet all USPA (US Pickleball Association) standards.

Organized open play schedule: 9-12 a.m. – Monday, Wednesday, Friday and Saturday.

For more information call Felix at the Pro Shop 954-431-1094, or cell number 860-303-0563.

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Against odds: Hollybrook hole in ones

Getting a hole-in-one is rare enough that two Hollybrook residents who scored aces last month missed seeing it happen. Both had completed their shots and were bent over picking up their tees when they heard of the unexpected result.

“Paul (De Ernsted) shouted to me ‘*Elle est dedans!*’. I’ll never forget it,” even if she didn’t see it with her own eyes, said Marlene Lavoie about her first ace ever on March 2, at Hole 7, off the gold tee. In English, *elle est dedans*, means “It’s in the hole!”

Marlene golfed that Tuesday with Calogero Lauricella and Denis Mathieu.

She joked that her accomplishment was because she received the COVID-19 vaccine the day before. “(The vaccine) was like my Wheaties,” she said referring to the *Breakfast of Champions*.

Kathy Cammarano scored her ace on March 3 at Hole 17, off the gold tee, but it wasn’t her first. She defeated the odds twice before. Her first occurred in Buffalo, New York, in the summer of 2015, off a silver tee; and her second was scored in Holly-



Staff photo

At left: Kathy Cammarano is elated at scoring her third hole-in-one; her second at Hollybrook. Above: Marlene Lavoie shows off her first ace.

brook on April 2018, off the gold tee.

According to a report in *Golf Digest* magazine, the odds for an amateur ace is 12,500 to one; for a low handicapper, 5,000 to one; for a professional golfer, 2,500 to one; and for an average golfer on a 200-yard par-3, 150,000 to one.

Kathy was playing with her husband Tony Cammarano, brother-in-law Vince Cammarano, and nephew Brandon Frank when she made the latest ace. While she’ll continue to golf her best game, she’s fine if she doesn’t get a four-peat.

“I’d love to do it again, but after three times? I’m probably done,” Kathy said. We won’t bet on that.

South Florida Medical Center

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Golf cart policy update



Golf Cart Policy

As part of our ongoing efforts to guard against COVID-19, we have recently purchased plastic dividers that can be installed in real time on our golf cart fleet to protect players that do not reside in the same household who are riding in the same cart.

As permitted by Broward County Comprehensive Emergency Order 20-29, due to a shortage of available golf carts to support available tee times, effective immediately, **all golfers will be required to ride two players per cart.**

Players who do not reside in the same household and wish to have a divider installed in their cart should request this from the outside golf staff when they check in for their rounds.

Alan Eisman,
President

Bikes - Continued from page 23

- **Bicycle maintenance:** For a safer and smooth ride, keep your tires inflated to the proper pressure and have someone clean and oil your bike chain (do not use WD-40).
- **Bicycle size:** Be sure that the bicycle is the right size for you and the seat is at the proper height. This is important for two reasons: 1. If your seat height is improper, you could put too much stress on your knee and that could damage your knee joint. 2. If the bicycle is too big and/or the seat too high, you will not be able to use a foot to keep from falling.

#3: Concerns about cycling in Hollybrook

- I see people riding their bicycles on the wrong side of street. That causes traffic confusion and is extremely hazardous to cyclists riding in the correct direction.
- I see people walking in the direction of traffic. That means they cannot see cars or bicycles coming toward them and will not be prepared to step aside or jump out of the way, if necessary, to avoid being hit.
- I saw a grandmother and her grandson, without helmets, riding their bikes swiftly around a bend. Head injuries could cause a person to be impaired for the rest of their life.

#4: Car Driver Sensitivity:

- **LIGHTS ON:** Many bicycle mirrors are not perfectly clear. If a car has its lights on it is much easier for the bicyclist to see the car coming and move over.

- **HORN TAP:** A slight tap (not an aggressive horn blowing exercise, smile!) will let the bike rider know you are there.
- **SLOW DOWN & HEED STOP SIGNS:** Be courteous to all who share the road by maintaining 15 mph speed and stopping at stop signs. Remember, not stopping at stop signs and speeding are both against the law.

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Bicycle, tricycle registration



Owners and leasees who have not yet registered their bikes at the Administration Building, please do so. Registration is available Monday, Wednesday and Friday, 9 to 11:30 a.m. Valid Hollybrook identification must be presented.

There is no cost. Registration decals will be attached to the bike's rear fender or crossbar.

Classifieds

NICELY FURNISHED 2/2 on third floor in Phase 4 overlooking beautiful golf course. Seeking seasonal renter. Reasonably priced. Call Ann at 772-801-9295 or Stacey at 954-478-8372

RESPONSIBLE, CARING, AFFECTIONATE caregiver with over 12 years experience taking care of elderly, seeks position as companion and caregiver to your loved one. Excellent reference available on request. Call Nana at 954-534-3432.

CAREGIVER with over 20 yrs. experience seeks to care for your loved one. Honest, dependable and strong work ethic. At Hollybrook for over five years. Excellent references. Licensed, certified CNA and medical assistant. Available days, nights, weekends. Call Carolyn at 754-422-1742

CNA- Reliable, trustworthy and caring. Years of experience taking care of the elderly. Excellent references available. Look no further. Available day or night. Call Cathreaon at 954-496-4340 or 754-244-5183.

CERTIFIED HOME HEALTH AIDE caring for the sick and elderly. Over 30 years experience. Reliable with car. Great references. Part time or full time. Call Jennifer. 954-632-0788.

HAVE SOMETHING TO SELL? Looking to buy? YOUR CLASSIFIED AD COULD BE HERE. Send an email to communications@hollybrook.com

SEASONAL RENTAL (5+ months) Furnished 2 BR/2BA unit, 3rd Floor Phase 4. Remodeled baths, kitchen with upscale stainless-steel appliances, granite countertop, porcelain tile floor, impact windows and doors. Nicely furnished. Call Marie at 954-540-8818.

SOLUTION



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.

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Hollybrook Bus Schedule

By Reservation - 24 Hours in Advance - Call 954-431-0600 ext. 251

NEWS DUE TO COVID-9: Help us ensure we maintain proper social distancing and passenger loading limits to protect against COVID-19. All riders, call 954-431-0600, ext. 251 at least one business day prior and inform us which day and their intended location so we can monitor bus capacity. Thank you.

Mondays & Fridays (Same route morning -and- afternoon):

Bus stops at Broward Meat & Fish, Publix, Dollar Tree, and Einstein Bros. Bagels

AM ROUTE

- 9:30 - Pickup at Hollybrook
- 10:00 - Drop off at retailers
- 11:30 - Pickup at retailers

PM ROUTE

- 1:00 - Pickup at Hollybrook
- 1:30 - Drop off at
- 3:00 - Pickup at retailers

Wednesdays (one-time route):

Bus stops at Sedanos Supermarket & Walmart

- 9:30 - Pickup at Hollybrook
- 10:00 - Drop off at retailers
- 11:00 - Pickup at Sedanos
- 12:30 - Pickup at Walmart



Additional COVID-19 mitigation requirements are in effect for the bus until further notice:

- Bus driver will sanitize seats used before another passenger is allowed to re-use seat.
- Passengers and driver must wear masks while on board.
- A row will be left empty between each seated passenger.

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