

# THE VOICE OF HOLLYBROOK

January 2024

No. 160



*In this Issue:*  
*Hollybrook's PGA Golf Course - A Journey through Time*  
*Coping with Seasonal Depression*  
*Important Facts About Last Wills*



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## INSIDE

# THE VOICE OF HOLLYBROOK

From the President .....	5
Treasurer's Message.....	7
Financial Secretary's Report .....	8
Recording Secretary Minutes.....	9
City & County .....	11
Maintenance Dept. Checklist .....	13
News.....	14-15
Features .....	19-26
Cover Story .....	27
Sports .....	28-33
Fun Stuff .....	34-36
Classifieds.....	37

## Note from the Editor:

Happy New Year! As we start off this new year, the staff at The Voice of Hollybrook is excited about the content we will be bringing you in 2024. Our magazine relies on the support of our advertisers, so as you read this month's issue, please peruse the ads and support our advertisers who are local businesses! Thank You!

Mireya Alfonso, Editor-in-Chief

## President's New Year Message: Facing Challenges Together, Building Hollybrook's Future

Dear Hollybrook,



My wife Pam and I would like to wish each and every one of you a HAPPY NEW YEAR!!!! 2023 was a very challenging year for Hollybrook with all the issues that we faced together as a community. The most important fact is that we faced these issues together and we are working together to overcome all these issues. The new year will also present challenges that we will again have to face and overcome together. The 40-year

certification is well on its way to giving us information that will be beneficial as we move forward working on the other 57 buildings. The roofing project is also moving forward with 15 buildings having their roofs either replaced or resurfaced. All the moving parts will be closely monitored by our employees to make sure that the mistakes of the past do not occur again.

The budget for the upcoming 2024/2025 fiscal year will be worked on diligently by the Budget Committee. Then the entire board will have a workshop. You all will have the right to attend. At this workshop, you all can have an opportunity to ask questions, give recommendations, and offer solutions that may not have been offered up before. I welcome all who want to criticize our BOA if a solution is offered along with the criticism. Financial issues are always tough to work through since the financial

market is always changing. The most important thing that I and all the BOA have to consider is, "What is the Best way to go forward for Hollybrook"? We have a fiduciary responsibility to Hollybrook.

The passing of the Assessment was a huge win for us all. The payments will help us to minimize the interest that we will have to pay as we use the line of credit to get all the work done. The deadline for payment is February 15th, 2024. Paying the assessment in full minimizes the increased cost for paying late or over a payment plan. I understand that this is a hardship for many of our residents. As I have repeated many times before, this is not a Want, but this is a huge NEED. Our reserve study will give us a much clearer picture of our future financial needs as well.

As I consider our lives together here in Hollybrook, I always consider, "Quality of Life". The service that our employees provide is the biggest factor in this equation. I have taken every opportunity to express to the employees how grateful we are for their continued work and dedication. It is so easy to lose focus when things are not kept in order, or a plan has not been established. Our staff, headed by our General Manager, Eric Wheeler, do have a plan and are keeping all things Hollybrook in order. I have witnessed the effect that our staff has had on our residents "Quality Of Life".

God Bless You and Your Families.  
Happy New Year,

Michael E Eaton  
President

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## December Operations Budget Analysis Reveals Fiscal Responsibility and Community Compliance



The December Operations Budget Analysis indicates we are at 75.94 percent of our annual budget allocation. As part of this report, I would

like to address certain issues I consider important relative to our community.

Social media has innumerable purposes, expressing views, opinions, wants, however, it also percolates less than accurate facts and positions. What social media isn't is a method to enact or develop plans to be put in place in communities like ours. Broadcasting on social media what you want doesn't present a viable procedure or even a plan for any administration to try to implement. If you have an idea and believe it would be beneficial to all of us, come in and tell us about it. Don't rely on us viewing or hearing about something through social media.

On Sunday, December 10, 2023, CBS television broadcast Facing South Florida with Jim DeFede. On that date, Mr. DeFede interviewed Florida State Senator Jennifer Bradley about proposed legislation dealing with Florida condominiums in the next legislative session. As I listened to her presentation, I was pretty much relieved as many of the subjects she touched on were topics and procedures that Hollybrook has been following for many years. Specifically, our election process, candidate status, mailing requirements, scheduling and ballot integrity, counting processes, are all currently in place and compliant with Florida Statute 718.

Once the election is over, all directors and officers are required to complete a certification training program. This is, again, something we have required and have followed for a number of years. In point of fact this past election, our training program was done in house, with our

attorney explaining the nuances of our documents, the state statutes, and our responsibilities and obligations as directors and officers. Options to do this course of study online or in person are always available. We chose the in-person method as it enabled us to have questions and answers discussed and explained.

Hollybrook uses the services of two banking organizations: Banco Popular and Bank of America. We have various types of accounts in each of these institutions. Specifically, Banco Popular has provided substantial loans for us, including our current line of credit loan, and maintains a number of our accounts as solid collateral for our loans. Depending on the type of accessibility required for the account, the interest rates on the funds vary. A Money Market account is earning 3.8 percent interest.

Hollybrook has utilized the services of a reserve study company for approximately nine years. This is a system initiated by our Controller, Alex Ivanskas, and we have continued forward to the present. A reserve study evaluates our assets and computes the costs for replacement and repairs. This year a new set of requirements were mandated by our State Legislature, requiring fully funding of a number of categories: roofs, painting-waterproofing, electrical, plumbing, structure (concrete), and fireproofing. Basically, we have two reserve studies in play, one with respect to the mandated fully funding and one with respect to all other assets. These reports are currently being analyzed and evaluated by our officers, controller general manager, and accounting professionals. As the computations and analysis are presented, the finalized information will be presented to our community.

Lastly, Hollybrook has an active website which contains all our documents, Declaration of Condominium, Articles of Incorporation, ByLaws, Rules and Reg-

ulations, copies of our Annual Audits, agendas and minutes of our Board of Administration meetings. These and other items are accessible on our website to all unit owners. Our new Director of Communications has indicated she will be scrutinizing the site and will continue to ensure that all information is compliant with statutory requirements.

Our team of officers, directors and Hollybrook staff are working to make sure we are acting in the best interests of each and every resident of our community. Our hope for the New Year is that all of us experience lots of love, happiness, good health, and success in the coming year.

### On this Month's Cover:

**A gorgeous view of Hole 18, near the entrance of Phase 1 captured by Mireya Alfonso**

## Beginner Watercolor Workshop

Interested in learning how to paint with watercolors? Join the workshop starting January 2024!

When: Thursdays, 1-230pm  
Where: Rec Building at Hollybrook  
Class size: Min (5) students. Max (10) students.

Details: \$20 per session. 8 sessions. Must bring your own supplies. Supply list to be provided.

Instructor: Gail Dym is a published artist with a degree in Art Education.

Start Date: TBD based on interest & response to announcement!

Contact Gail Dym at (301) 641-7701 to sign-up!

## A Time of Reflection



Writing my last report and final column for the Voice of Hollybrook (VOH) of 2023 has caused me to reflect upon the year. First, I want to say that it has been both an honor and a priv-

ilege to serve as your Financial Secretary and to assume other responsibilities throughout the year. I remain mindful of my duties and my obligations to our community. I have endeavored to serve with integrity and reverence to my commitments to our Unit Owners. It is not always easy to be an active participant of our Board of Administration (BOA) but others will no doubt verify that I “speak my truth” as we deliberate and discuss solutions to the problems that confront our community. I am grateful for many things including effective working relationships with Unit Owners, staff, and my colleagues on the Board. We don’t always agree with one another but we have been able to agree to disagree on specific issues in an atmosphere of mutual respect.

All Unit Owners should have received a letter, via either snail mail or email, confirming the results of the Special Membership Meeting and the passage of a \$5,001,702 Special Assessment. The assessment will be due on February 15, 2024. The letter detailed payment options for Unit Owners. Copies of the letter are available in the main lobby of the Administration Building. Please contact me via email ([financialsecretary@hollybrook.com](mailto:financialsecretary@hollybrook.com)) if you have any questions about the assessment or your payment options.

Our Lunch & Learn Lecture Series continues to be popular and well attended. Working with my liaison, we already have programs planned for January, February, March, and April. Please continue to read the Voice of Hollybrook (VOH), email blasts and monitor your bulletin boards for these free lectures. RSVPs are required

for each event since lunch is provided as a part of this Enhancement Program. These catered luncheons also increase restaurant revenue. Again, thanks to our sponsors who pay for the luncheons and kudos to Michael Fishman and his staff for providing awesome dining for the attendees. I again want to take this opportunity to express my gratitude to our wonderful volunteers and our dedicated staff. Each event is supported by both staff and volunteers and none of these Lunch & Learn sessions would be successful without their help and assistance.

The November golf course income was \$146,281 which was greater than the revenue generated in October (\$114,691). However, by the end of November, we reached only 50 percent of our projected yearly golf income of \$1,880,000. Unfortunately, the first eight months of 2022-2023 had greater gross golf income (\$1,172,145) than the same period of 2023-2024 (\$943,662). I remain concerned that we will not be able to reach our projected yearly golf course income in the remaining four months of our fiscal year. Weather has played a role and negatively impacted our revenue but perhaps the 2023-24 projected yearly golf course income was not realistic or achievable. I would strongly advise that the 2024-25 Budget Committee and the Board carefully evaluate the data from the current year as they project income for the next fiscal year.

A further analysis of golf course gross income in November reveals that the cart fees from our owners were \$94,466 and an additional \$23,965 came from guest fees. As would be expected during the winter season, less of our income comes from outside golfers. Walk-in golfers accounted for \$2,224 of our golf revenue. Our contracts with Golf Now and Canam provided \$22,341. Golf Now revenue was \$6,355 and Canam revenue was \$15,986. Additional sources of golf income were \$617 from our military and first responders, driving range fees of \$1,602 and Par 3 fees were \$764. We also had an additional \$300 from other sources but there were no tournaments in November.

Alex Ivanaskas and Etna Chery are diligently working with me to collect from owners who are in arrears. We speak regularly with our unit owners who have financial difficulties and try to seek solutions prior to undertaking legal remedies to collect payments. As of December 14, 2023, sixteen owners are currently in Collections with Straley and Otto and at least one of these units went into Collections following the death of the Unit Owner. An additional seven owners were sent to Collections this week. Hollybrook is truly quite fortunate to have a very small number of accounts in collections, approximately one percent. In a condominium community of 1902, we can be extremely proud of both our low number of units sent to Collections as well as the small number of unit owners in arrears.

December is the time of year for Unit Owners to renew golf bag storage, pay for lockers and renew their TOTAL contracts. There is a representative from TOTAL in the main lobby of the Administration Building during the morning. Carmen Bruneau is especially busy during December since she handles the golf, liquor, and shoe locker payments in addition to bicycle registrations. Kudos and a special thank you to Carmen for her role as an active volunteer in our community. Finally, as we finish 2023, please remember to pay your Quarterly Maintenance Payment in early January.

Best wishes for a healthy, happy and peaceful New Year!



Photo by: Mireya Alfonso



**REGULAR BOARD OF ADMINISTRATION MEETING MINUTES**



**Wednesday, November 29, 2023**

President Mike Eaton called the meeting to order at 7:35 pm on November 29, 2023. The Special Membership Meeting was conducted in the Playhouse.

The purpose of the meeting was to determine whether a quorum of proxy votes, 952-unit owners had been attained. The quorum is a simple majority: (1,902/2) +1. If we attained a quorum, then we would determine if the Special Assessment was approved or rejected.

President Eaton asked Elaine Yost, the Recording Secretary if we had a quorum. She replied “yes”; we’ve received 980 affirmative and 35 dissenting votes for a total of 1,015. The assessment was approved by the community.

ASSESSMENT PAYMENTS	Assessment	# of Units	
Phases 1-5 and the Towers	\$2,565	1710	\$4,386,150
Phase 6	\$3,206	192	\$615,552
Total Special Assessment			\$5,001,702

As proposed by the Board of Directors, the special assessment will be due on or before February 15, 2024, to repay the line of credit utilized for the following deficits and imperative maintenance on buildings:

SPECIAL ASSESSMENT FUNDING	
2023-2024 Budget Shortfall	\$1,600,000
14 Roof Replacements	\$2,800,000
Three (3) Buildings 40-Year Certification Repairs	\$500,000
Contingency	\$101,702
<b>TOTAL</b>	<b>\$5,000,000</b>

President Mike Eaton adjourned the Special Membership meeting at 7:45 pm.

Respectfully Submitted,  
Elaine Yost, Recording Secretary

**Wednesday, December 20, 2023**

President Mike Eaton called the meeting to order at 7:30 p.m. on December 20, 2023.

This BOA meeting was conducted live from the Playhouse as well as virtually utilizing the Zoom conferencing platform. The meeting can be seen on YouTube the day after the meeting. Communications will send out the link via eblast.

There were 23 board members present: Bergeron, Brittain, Di-Puglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Labate, Mack, Markowski, Mason, Mislove, Munju, Rice, Sanabria, Tripodi, Webber, and Yost; McCall was absent and 1 vacancy in Phase 1. Also in attendance were

Eric Wheeler (General Manager), Alex Ivanaskas (Controller), Shane Laakso (Purchasing Manager), Querino Pacella (Compliance Director).

Online attendees’ surnames are underlined.

**REPORTS**

Minutes from the November 15, 2023, Board of Administration meeting, were approved by Rosalie Labate and seconded by Ali Munju.

Reading of the Treasurer’s and Financial Secretary’s reports were waived, as they were previously distributed.

**COMMITTEE REPORTS**

Restaurant Committee – Paul Tripodi reported that there were many pieces of equipment malfunctioning in the restaurant kitchen. With all the problems, Paul said that the staff did an excellent job with the Thanksgiving meal. Cudos to Michael Fishman.

*BOA Meeting Minutes - Continued on page 12*



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*From Pembroke Pines Mayor Frank C. Ortis*

## Recognizing Hard Work



Happy New Year! It's always very exciting to start a new year with hope, resolutions and the knowledge that changes are inevitable but can also be exhilarating. This is an election year, both for our city and our country, so change is in the air. I have optimistic hope that this will be a year of positive growth and change. I encourage everyone to vote this year and make your voices heard, so this year and

those in our future are the best they can be.

Please join the City of Pembroke Pines in honoring the legacy of Dr. Martin Luther King, Jr. on January 15, from 10 a.m. to noon at the Charles F. Dodge City Center. This will be a morning filled with poetry, speeches and performances honoring the man who had a dream.

Winners of the Student Poetry Contest will also recite their winning entries during the event. Local officials will pay tribute to Dr. King, as well as local dancers and performers. A special concert performance will be held by Voice of Liberty. A RISE and SHINE light breakfast will be served as we celebrate kindness, acceptance, and compassion together.

For more information about the Student Poetry Contest, please visit the Frank Gallery website. For further details on the January 15 event and how you can be involved, please contact

the Special Events Office at 954-392-2116.

The City of Pembroke Pines will once again be recognizing yards with the Natalie Belmonte Great Yards Award (NBGYA); however, a few changes have been made. There will be monthly nominations by each District (i.e. January – District 1, February – District 2, March – District 3, April – District 4, etc.). This award was created in memory of Natalie Belmonte, a well-known resident and businesswoman who had a love for nature and who tragically lost her life in July of 2011. It helps capture the beauty of nurturing a butterfly garden and the love Natalie had for gardening.

With this in mind, the city wants to recognize the hard work that each resident puts into maintaining a beautiful front yard that displays Florida-friendly landscape practices. All residents within the city boundaries are invited to enter their front yard area for this Natalie Belmonte Great Yards Award contest or nominate a property (with the property owners' consent). For more information, please call 954-392-2100 or visit the City website.

I know how popular pickleball has become. Did you know that the City offers Pickleball at the Pembroke Lakes Tennis Center? The center is open Monday through Friday, 8 a.m. to 9 p.m., and Saturday and Sunday, from 8 a.m. to 6 p.m. and pickleball equipment is available for rent. For more information on playing Pickleball at the Pembroke Lakes Tennis Center, please call 954-431-4146.

**Contact Frank Ortis at 954-450-1020 or [fortis@ppines.com](mailto:fortis@ppines.com).**

*From Pembroke Pines Commissioner Tom Good*

## New Year New Events



I'd like to start by wishing everyone a very Happy and Healthy New Year! The City of Pembroke Pines has many new and exciting plans for 2024 for all ages and I hope to see you at many of them. This is the Year of the Dragon, specifically the Wood Dragon, which means we will all be blessed with prosperity, growth, and good fortune this year. The celebration officially doesn't start until next month, but I wanted you to save the date for a Year of the Dragon Dinner Dance that will be held on February 22 at the Carl Shechter Southwest Focal Point Community Center. For more information, call 954-450-6888.

The Center hosts many such events and classes throughout the year. It's very easy to register as a member for free for those 60 years of age and older to take advantage of all that is offered. Those who are 18 to 59 years of age can register for only \$20 per year. In addition to the Center's special events, there are also numerous classes and programs such as chair exercise, water aerobics, all levels of Tai Chi, mat yoga, chair yoga, salsa, Zumba, cardio strength and core classes, Reiki Healing, Spanish language classes and more. This is a great time to check off those New

Year's resolutions by getting involved at the Center. Check out their calendar on the City's website at [www.ppines.com](http://www.ppines.com).

This is also a great time to ensure you are getting all the news about what is happening throughout the City. Twice a month, a City Connect Newsflash digital newsletter can come right to your email inbox, filled with news and information. Go to [www.ppines.com/Newsflash](http://www.ppines.com/Newsflash) and enter your email. You can also go to the City's website at <https://www.ppines.com/345/City-Connect> and check out our newly designed interactive City Connect digital newspaper. We'll continually be enhancing ways to ensure you get the news you want and need throughout the year, quickly and reliably.

This month's Savor the Sounds free concert will take place on January 21, from 4 p.m. to 6 p.m. in the Plaza at the Charles F. Dodge City Center. If you haven't yet experienced these free concerts, please try to attend this great evening of music, food trucks, an artist demonstration and even family games. Just bring a blanket or chair for seating and get ready to relax. For more information, call 954-392-2116.

Be sure to check our city website at [www.ppines.com](http://www.ppines.com) for other upcoming events and programs, as well as information and resources on issues that interest you.

**Contact Tom Good at 954-290-5189 or [tgood@ppines.com](mailto:tgood@ppines.com).**

**BOA Meeting Minutes - Continued from page 9**

**NEW BUSINESS**

**MOTION A - TO AMEND GOLF CHECK-IN PROCEDURE**

Hand Koch made a motion to amend the Appendices, 3. Golf Booking Procedure (Chelsea System), A. Hollybrook ID Cards: All golfers must have in their possession their valid Hollybrook ID card each time they play golf. Each member with a tee time (when asked) must present their card when they pay for the round and again to the starter.

(Strikethroughs are deletions.)

Ginny Webber seconded the motion. Sylvie Gagnon (3-305) signed up and spoke on the motion. A vote was taken, and the motion passed unanimously with 23 affirmative votes.

**MOTION B - TO WITHDRAW A PREVIOUSLY POSTPONED MOTION**

Curtis Rice made a motion to withdraw a previously postponed motion that would cancel the contract with the Chelsea Reservation System and engage in a contract with GolfNow.

Joni Esser-Stuart seconded the motion. A vote was taken, and the motion passed unanimously with 23 votes to withdraw.

**MOTION C - TO APPROVE OVERNIGHT PARKING OF VANS**

Myra Markowski made a motion to amend Rule 3, Section 2, Paragraph D., to allow overnight parking for residents with vehicles classified as vans. The update should read as follows:

Residents with Association approved pick-ups are permitted to park overnight (10:00 PM-7:00 AM) in the designated pick-up parking areas as well as Guest parking spaces in their phases that are not in front of the buildings. Residents with Association approved vehicles, classified as vans, are permitted to park overnight (10:00 PM-7:00 AM) in the designated pick-up parking area only. At the present time the designated areas shall be the twenty-four (24) parking spaces on the northeast side of the playhouse, and behind the playhouse. Guest parking spaces that are not in front of the residential buildings may be used by all vehicles during the hours of 7:00 AM-10:00 PM.

The following should be added to the Rules and Regulations Definitions:

1. "Authorized Vehicle" means for the purpose of Overnight Parking on the Condominium Property, a two (2) axle, four (4) wheel motor vehicle that is classified as a car, sport utility vehicle, mini-van, van, or pick-up trucks by the manufacturer thereof and which conforms to the size, appearance, and signage criteria set in the Rules.

(Underlines are additions.)

Elaine Yost seconded the motion. Paul Bailey (63-307) signed up and spoke on the motion. A vote was taken; there were 16 affirmative and 6 opposing (DiPuglia, Eaton, Esser-Stuart, Fortier, Greeley, and Ingram) votes. Sanabria lost connection and did not vote. The motion passed.

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

Rosalie Labate made a motion for the board to consider and approve the levying of fines and/or suspensions regarding the following act of noncompliance pertaining to the governing documents of the association and Florida Statute 718.303(3)(a).

DOCKET #	CATEGORY	FINE AMOUNTS	SUSPENSION(S)
317	Animal noncompliance	One (1) Fine @ \$50	
318	Unauthorized use of Facilities And Harassment	One (1) Fine @ \$50 One (1) Fine @ \$75 = \$125	

The motion was seconded by Shelley Goldgut; there were no objections to the fines.

**MOTION E - TO REMOVE AND REPLACE DIAMOND BRITE INTERIOR POOL SURFACES FOR POOLS ONE (1) AND THREE (3)**

Shelley Goldgut made a motion to approve a contract with Elite Pools for \$97,110 to resurface pools in Phases one (1) and three (3). Funding for the project will be allocated from left-over funds from a capital improvement project: surveillance camera, bucket truck, and tennis court resurfacing totaling \$100,342.

Rosalie Labate seconded the motion. A vote was taken, and the motion passed unanimously with 23 affirmative votes.

**MOTION F - TO PURCHASE PLAYHOUSE CHAIRS**

Andy Ingram made a motion to withdraw the motion to purchase Playhouse chairs that was previously stated and postponed at a regular Board meeting held on November 15, 2023. Joni Esser-Stuart seconded the motion. There was no objection; the motion was withdrawn.

**MOTION G - TO PURCHASE RESTAURANT EQUIPMENT**

Paul Tripodi made a motion to approve the purchase of a Vulcan 36" six (6) burner range with broiler, counter-top gas hot plate, counter-top equipment stand, and a conveyor toaster from DEI Foodservice Equipment and Supply. The total cost is \$18,351.70 and will be funded from the restaurant contingency fund of \$95,097. Sylvie Gagnon (3-305) signed up and spoke on the motion. Elaine Yost seconded the motion. A vote was taken, and the motion passed unanimously with 23 affirmative votes.

**MOTION H - TO REPLACE THE DRIVING RANGE MAIN LAKE FOUNTAIN**

Andy Ingram made a motion to replace the driving range main lake fountain for \$11,716.50 from Biscayne Motor & Pump, Inc. The cost will be funded by a 2020-2021 Capital Improvement: Safety Audit Recommendations funding not spent. Joni Ess-

**BOA Meeting Minutes - Continued on page 17**

# Maintenance Department Checklist

## Works in Continual Progress

- ✓ Pressure Washing all First Floor Catwalks and Bumpers
- ✓ Repair Asphalt Damaged by Owner Oil Spills
- ✓ Assist Outside Contractors as Needed and Requested. Example: Administration Building Re-Roofing Project
- ✓ Continue Assisting Downed Elevators Repair
- ✓ Towers Pressure Washing Catwalks and Residential Bumpers
- ✓ Replace Rain Leader (gutters)

## Pending Paperwork, Permits, Parts or More

- ✓ Towers Waste Line (Sewer Line in A and B)
- ✓ Meter Room Building 3 (waiting for parts)
- ✓ Recreation, Admin A/C Cleaning, Repair, Replacement
- ✓ Playhouse A/C (unit 1 is out and a new unit needs to be built expect to have by January or February)

## Mission Accomplished

- ✓ Repaired more than 376 Plumbing Issues to date - 12/28/2023
- ✓ Roof Replacement on Building 51 commenced
- ✓ Gate A Renovation
- ✓ Phase 1 through 6 Pressure Washing off First Floor Cat-

- walks and Residential Bumpers
- ✓ Building 30 Fire Recall System
- ✓ New breaker installed for Car Charging Stations
- ✓ Drywall repairs
- ✓ Built office for HMGA inside of Mens Locker Room

The work of the Maintenance Department is never ending as they also have to look ahead and plan for work proactively as they also manage and address the daily emergencies. Keeping Hollybrook looking great and operating smoothly takes a true team.

This monthly feature keeps residents informed on what Maintenance is working on. Although it is impossible to include all projects and emergencies, we are trying to keep the community informed of larger projects and ongoing work.

*Remember to  
please thank our  
maintenance workers!*

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Patti Tripodi  
Volunteer Coordinator  
954-431-0600 ext. 229

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**All You Need to Know  
About Recycling**  
By Lu Shifrin, Recycling Co-Chair

**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?*

**Advantages of Direct Withdrawal for Unit Owners**

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

**Advantages of Direct Withdrawal for Hollybrook**

- Saves staff time processing and recording checks
- Bank processing costs are less for direct withdrawals versus costs of processing checks
- The savings will have a positive impact on our budget if even more unit owners choose this option

Residents may request the form directly from Etna Chery via e-mail ([controller@hollybrook.com](mailto:controller@hollybrook.com)) or it can be picked up at the Reception Desk in the Hollybrook Administration Building.

Try it for 2024 and if you do not like this worry-free option, you can withdraw your permission. Please contact Joni Esser-Stuart, at 954-431-0600 Ext. 238, if you have questions or concerns.

**Special News Flash!!!**

Hollybrook is recycling eyeglasses again. Please bring your old eyeglasses to the Administration Building, and place them in the black basket behind the receptionist's desk.

**Hollybrook can now recycle aluminum cans.**

This includes empty cans of water, cola, seltzers beer, etc. We cannot recycle empty cans of food, as they are most often made of tin.

**Recyclables**

Place the following recyclables in the blue/green bin in your laundry room or trash room:

Clean cardboard, paper, and boxes (broken down); aluminum cans (see above information); empty and clean plastic containers of juice, soda, water, seltzer, and such; empty plastic prescription drug containers, with personal information removed. Please put all container caps into the recycling bin separately.

**Trash**

Place the following items (enclosed in a trash bag, please) in the black and gray bin in your laundry room, trash room, or dumpster close to your building:

Discarded food and food containers, empty tin cans; glass and ceramic objects; soiled paper; plastics; Styrofoam; dead batteries; and dead and broken light bulbs.

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# Special Assessment Payment Deadline Draws Near

By Elaine Yost

There has been a lot of concern within the Hollybrook community about the Special Assessment that recently passed. For some, the fee may be unwelcome but financially feasible. For others, the special assessment fee poses a financial stress that seems overwhelming.

However, if the special assessment had not passed, our quarterly maintenance fee would have increased significantly. As you know, once it has increased, it will never come down. A special assessment seemed to be the best resolution.

Here, in south Florida, there have been several issues that have impacted Hollybrook as well as other condo community budgets. Mainly, the Surfside condo collapse on Miami Beach that killed several people on June 24, 2021. One of the reasons that there was a collapse was that the board did not take care of repairs that were desperately needed, and no one wanted to increase their maintenance payments. In the past few years, we have had hurricanes that did massive amounts of damage. This caused our insurance premiums to skyrocket to us and everyone in Florida. Then, the Florida legislature decided to require inspections of condos and require fully funding reserves for replacement of several different categories. For years, Hollybrook has waived fully funding reserves, although we have funded some reserves, we are in better shape than most condos.

Some of the assessments to other condos have been as much as \$30,000.

Looking at all our options, one of the banks we deal with allowed us to get a home equity line of credit. We only start paying interest when we use it. There are several roofs that need replacement; when that is completed, our insurance premium should come down. There is only one more year of life left on several buildings' roofs.

I wanted to assure my fellow residents that you are not alone. Not everyone can afford the assessment, but we've done some research into alternatives to paying for it. And we are trying to work with residents that need assistance with a monthly payment plan option. Ultimately, the vote and the Special Assessment reflect how we as a community will move forward to ensure our buildings are safe and well maintained, receiving the necessary repairs and renovations to provide peace of mind in the years to come.

*The special assessment fee is due February 15, 2024.* If you haven't already made payment arrangements, time is of the essence! There are several options to explore, and it's important that each resident chooses the option that is best suited for their individual needs and budget.

## Book Club is Back!

By Dorothy Aaron

On December 20, 2023, the Hollybrook Book Club kicked off the season with its first meeting where we welcomed (5) newbies to the group: Suzanne Hall, Ricki Shore, Elaine Siegel, Gail Dym, and Arlene Kaplan. Amy Schilder led our group of (16) in a good discussion of "Signal Fires" by Dani Shapiro. We noted how well written it is, with interesting characters and themes, but some found the plot somewhat contrived.

**Books & Dates have been chosen for future Book Club Meetings:**

**Wed. January 17:** "Every Drop of Blood: The Momentous Second Inauguration of Abraham Lincoln" by Edward Achorn. "Edward Achorn reveals the nation's capital on that momentous day with its mud, sewage, and saloons, its prostitutes, spies, reporters, social-climbing spouses and power-hungry politicians as a microcosm of all the opposing forces that had driven the country apart." The book is available on Kindle and Amazon. Joanne Summer will lead the discussion.

**Wed. Feb. 21:** "Other Birds" by Sara Addison Allen. "From the acclaimed author of Garden Spells comes an enchanting tale of lost souls, lonely strangers, secrets that shape us, and how the right flock can guide you home." Gail Dym will lead the discussion.

**Wed. March 20:** "The Heaven and Earth Grocery Store" by James McBride. "A murder mystery locked inside a Great American Novel. Charming, smart, heart-blistering, and heart-healing." Sara Garnick will lead the discussion.

All meetings begin at 4 pm and will continue to meet in the Clubhouse!

## Century Village Shows Winter & Spring Schedule Available

Important update on how to purchase your tickets for upcoming Century Village shows!

Hollybrook residents may purchase tickets for shows at Century Village Theater in west Pembroke Pines.

Tickets cost \$12 each. For special Hollybrook deals, use order forms available at the Administration Building reception desk. Directions are on the top of the form. *The more you buy, the more you save!*

Check out: [www.centuryvillagetheater.com/pembroke\\_pines/](http://www.centuryvillagetheater.com/pembroke_pines/) for show details and a lineup of upcoming events.

**The new contact person in Hollybrook for Century Village Theater tickets is Joan Liss.** Her contact number is 954-560-4780.

If you want to purchase tickets please call her first. She is asking that money for tickets be dropped off directly with her - and not in the Administration Building.

Once you drop your money off with her, she will procure tickets and make arrangements for ticket pickup! We deeply appreciate Joan for stepping in and helping out with facilitating these tickets!

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**BOA Meeting Minutes - Continued from page 12**

er-Stuart seconded the motion. A vote was taken, and the motion passed unanimously with 23 affirmative votes.

**UNIT OWNER'S FORUM**

Marcel Germain (34-304) commented about the tee sheet as some walk-ins took precedent over unit owners. Curtis Rice (Phase 3 Director) followed up on the problem and sorted it out with the pro shop and it should not happen again.

Vicky and Jerry Turnbull (39-108) requested that the audio and video clarity of meetings be improved on and fixed Channels 92 and 93. President Mike Eaton spoke to them and assured them that the system problems will be resolved. The channels have been upgraded from analog to digital; completion will be done.

David Rockman (37-309) reported that the elevator in building 37 keeps breaking down. Also, there are leaks in the roof that cause the roofers to come back frequently. Building 37 is not one of those 18 to be reroofed; how is priority determined? Elaine Yost (Recording Secretary) forwarded the email to Ed Alexander in maintenance to report the issues.

Aime Trudeau (18-206) states that after she cancelled a tee time because of the weather she was assessed a point. Only if the course is closed, a point will not be assessed. Shelley Goldgut (Phase 1 Director) responded to Aime and explained the rule.

Sylvie Gagnon (3-305) spoke of 3 different issues. She is encouraging people to pay their assessments so that we avoid paying interest fees. There is a concern about the shows and whether we are making a profit or loss. On January 14, 2024, there is a Flea Market in the Playhouse. All 39 tables are sold out.

President Mike Eaton adjourned the Board of Administration Meeting at 9:52 p.m.

Respectfully Submitted,

Elaine Yost, Recording Secretary

PR2U.org and Hollybrook presents

## Lunch & Learn

# ELDER LAW:

HOW TO PROTECT YOUR LOVED ONES & LEAVE MONEY TO YOUR HEIRS

- During this class, we will discuss estate planning for life changes and focus on specific situations such as second marriages and providing for disabled children and grandchildren.
- You want to ensure that your estate will not be burdened by excessive taxes and that you appoint the person you trust to carry out your wishes.
- Your instructor, Odelia Goldberg, Esq. is an attorney whose practice is in the areas of Wills, Trusts, Estate Planning and Probate.

**Friday, January 12, 2024**  
 11:30am - Registration  
 11:45am - Doors Close

**FREE to attend**

**RSVP Required**  
 RSVP with Carol Mazza  
 954.431.0600 ext. 234

**UPCOMING EVENTS**

**2024 ENTERTAINMENT**  
Hollybrook Golf And Tennis Club

---

**SATURDAY JANUARY 6th** **AN EVENING AT LA CAGE**  
 Where The Stars Come Out DOLLY PARTON - CHER - MARILYN MONROE - LIZA

---

**SATURDAY JANUARY 20th** **HOT HOT HOT**  
 Sizzling South Beach JENNIFER LOPEZ, SHAKIRA, PITBULL, MARC ANTHONY, RICKY MARTIN AND MUCH MORE!

---

**WEDNESDAY FEBRUARY 14th** **Cupid's Ball**  
**DANCE VALENTINE'S DAY**

---

**WEDNESDAY FEBRUARY 24th** **CHIPPENDALES**  
**GIRLS NIGHT OUT Show**

---

**SATURDAY MARCH 2nd** **BRAVO TENORS AND MORE**  
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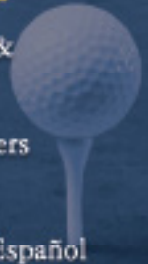
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# Coping with Seasonal Depression:

## Strategies for a Joyful Season

By Mireya Alfonso

Features

The winter season is usually associated with the holiday season, which is supposed to be a time of joy, togetherness and festivities. However, for some senior citizens, it can be a challenging period marked by feelings of sadness and stress. At our most recent Lunch and Learn, Dr. Elizabeth T. Edwards, led a discussion on Coping with the Holidays. And while the holidays have just wrapped up, some may still be feeling the overwhelm and stress from this busy time of year.



There are a few reasons why this time of year can be stressful and trigger feelings of sadness. Loss and grief are usually at the top of the list as you may be missing loved ones who are no longer here or reminiscing about past celebrations that are no longer possible. Another reason may be social isolation which can contribute to feeling of loneliness. Financial constraints may intensify during the holiday season due to the pressure to buy gifts, host gatherings, or travel to see family. Seasonal Affective Disorder may also play a role. Some seniors may experience symptoms of Seasonal Affective Disorder, a form of depression that occurs during the winter months. Here are some practical strategies that can help overcome these feelings so that you can embrace this season with warmth and happiness.

### Strategies to Overcome Senior Holiday Depression

- **Seek Support.** One of the most effective ways to combat seasonal depression is by reaching out to friends, family, or support groups. Even virtual connections can provide a sense of belonging! Here at Hollybrook we have an array of enrichment activities to help foster a sense of community, such as art class, book club, line dancing, bingo, singles club, and our monthly evening events.
- **Plan Ahead Financially.** Address the financial aspect by planning ahead and creating a realistic budget to get you through this time of year. Even though the holidays have just

passed, it's important to create a budget that will help you start the new year off on solid ground.

- **Physical Activity.** Engage in regular physical activity to boost your mood and reduce stress. A simple daily walk can help significantly! Hollybrook also offers amenities such as a gym, tennis courts, pickleball courts and 2 beautiful golf courses. All of these are fantastic ways to engage in physical activity and even make new friends.

- **Eating Healthy and managing your health.** Maintain a balanced diet rich in fruits, vegetables, and whole grains. Proper nutrition can positively impact mood and energy levels.



Also make sure you're monitoring your health by attending medical appointments, taking prescribed medications, and staying in contact with your medical provider.

- **Practice mindfulness and relaxation.** Meditation, breathing exercises, and mindfulness practices can help manage stress and negative emotions. These techniques can provide a sense of calm and inner peace. Did you know every Wednesday evening we have Rabbi Mory here at Hollybrook leading a Reiki Healing Workshop? If you haven't already checked it out, the start of the new year may be the perfect time.

- **Volunteer and give back.** Volunteering in your community can create a sense of purpose and connection. Not sure where to start? Swing by the Administration Building here at Hollybrook and connect with our Volunteer Coordinator, Patty Triodi to learn more about our volunteering opportunities.

Seasonal depression is a challenging experience for many seniors but it is not insurmountable. By understanding the root causes and implementing these strategies, you can navigate this time of year with a renewed sense of purpose and vigor. Remember that you are not alone in your feelings, and support is available to help you navigate the season and look forward to brighter days ahead.

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# Important Facts About Last Wills

By Cynthia J. Aravelo, Esq.

It's a common misconception that wills are only for wealthy people. In a will, you can outline who you want to receive your possessions when you die, including your bank accounts, your real estate, and items of sentimental value. If you have children under 18 years of age, you need a valid will in which you name a guardian.

Wills do not expire. After taking the time to create a will, doing it again is probably the last thing you want to do. Fortunately, a last will does not expire. However, your estate documents should always reflect your most recent property and life changes. For example, if you marry, divorce, have children, or acquire or lose property, reviewing and updating your last will and testament is prudent. Consider revisiting your will and other estate planning documents with an attorney at least every decade.

If you die without a will, state law governs the disposition of your property through a body of law called intestate succession. Dying without a will is called dying intes-

tate. Intestate succession is a legal process under which a state's intestacy laws dispose of an intestate person's property. Intestacy laws vary depending on the state, but typically, close relatives receive a share of an intestate person's property. Your immediate family (i.e., spouse, children, parents, and siblings) will often inherit first. If you do not have immediate family members, more remote relatives, like grandparents, may inherit your property through intestate succession.

If you die without a last will, your spouse may not immediately inherit your property. Usually, if your property passes through intestate succession and you are married with children from another relationship, your spouse will not receive all your assets. They may only receive a portion of your assets. This leaves spouses in a tough position to sort things out with stepchildren with whom they may not have a good relationship.

A last will is an important part of your estate plan. It's a good start, but

it does not convey certain powers. You may want to consider supplementing it with other essential estate planning documents. For example, suppose you become unexpectedly impaired during your lifetime and can no longer handle your own affairs or communicate your wishes. You would benefit from a health care directive that expresses your desires for any medical treatment you receive. With a durable power of attorney in place, you can also ensure that an individual you trust handles decision-making regarding your financial, legal, and medical needs.

Even though everyone would benefit from having a will, most Americans have not yet put together any estate plan. I'm reminded of a quote from an early nineteen hundred journalist: "Death is not the end. There remains the litigation over the estate." Don't leave your family in conflict. Prepare and give them this last very important gift they will surely never forget.

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*A Night in  
Margaritaville  
Remembering Jimmy  
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It was a fun and lively night at our recent Tribute to Jimmy Buffet night! Live music, tropical decor and dancing was the highlight of the evening! Photos by Bill White and Elizabeth Alfonso.

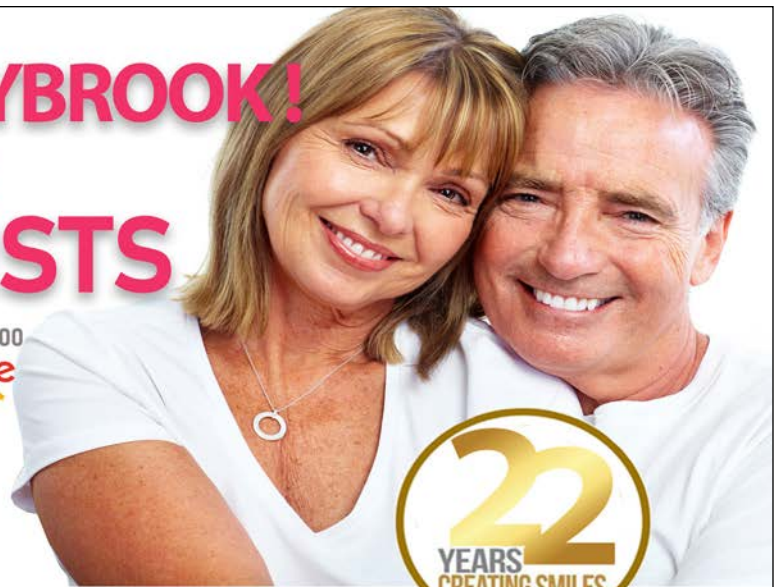
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# Postcards From Elsewhere

## Exploring the Colors and Culture of Cartagena

Story and Photos by Judy Thomas

In March 2023, I found myself embarking on a journey to the vibrant cities of Cartagena and Bogota in Colombia. I opted for a carefully planned 5-day trip, strategically designed to explore the highlights of both these cities with a knowledgeable English-speaking Tour Manager.

### Where I Stayed: Bocagrande – Where Luxury Meets Security

Nestled in the upscale and secure neighborhood of Bocagrande, our travel group experienced the epitome of Colombian hospitality. Known as one of the most expensive and exclusive areas in Cartagena, this neighborhood offered a safe haven for our explorations. We stayed in first-class hotels, which elevated the overall experience for me.

### Highlight of the Trip: A Dream Realized

My visit to Cartagena had a singular goal: to capture the essence of Afro-Colombian culture, especially the women adorned in colorful dresses, balancing fruit baskets on their heads. This fascination had ignited years ago after seeing a photo in a travel magazine! On one of our tours, I spotted these captivating women and seized the moment and was blessed with not one but three women gracing my photo! What a magical memory.

On another tour, I ventured to a coastal village founded by fu-



gitive slaves in the early 17th century – These inhabitants, also known as “Costenos”, are descendants of those seeking freedom, and they continue to honor their African ancestry by speaking a dialect known as “palenque”, a Spanish-based Creole language. As I explored the village, I encountered a teenager learning the ropes of manhood under the guidance of his grandfather, while young girls were inside, apprenticing with their grandmother to master the art of homemaking. This was a refreshing departure from the virtual world most young people inhabit. Reflecting on my own upbringing, I found poignant similarities to when my mother was imparting important life skills and the importance of creating a home.

Returning home, I shared the joy I experienced on this trip by submitting photos of this experience. Much to my surprise, an image was included in Gate1 Travel’s South American travel booklet.

My trip to Cartagena was more than just a vacation; it was an immersion into a rich tapestry of culture, tradition, and humanity. As I explored mangroves by canoe, and danced with villagers, I marveled at the beauty of diversity and the shared threads that connect us all. Exploring new countries

and cultures teaches me to appreciate how fortunate I am to live in a free country and not take things for granted.

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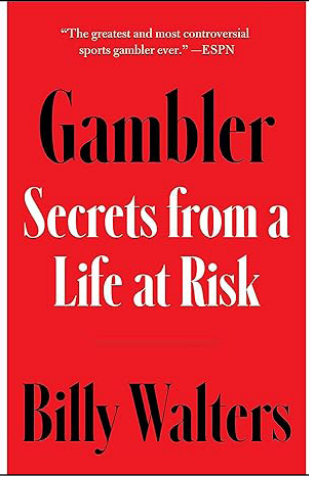
# Greatest Gambler of the Century

*Phil Mickelson Did What?*

By Terri Rinkinen

Do you make New Year's resolutions? Are you a golfer, a gambler, a sports fan? Or perhaps you just enjoy reading about a lifestyle that you could only imagine.

Well, have I got a book for you! "Gambler: Secrets from a Life at Risk," an autobiography by pro sports bettor Billy Walters. Whether you want to try to kick some bad habits, or crave advice to win big through serious betting, this book is a "must read." An action packed and absorbing memoir from a Kentucky boy who has taken chances since before the age of nine, lived the high life as an adult, and eventually loses everything. Ultimately he does time, is released ear-



ly for good behavior, and comes back to invest heavily in programs to help inmates successfully become employed and avoid recidivism.

Along the way, Walters describes his early gambling addictions that led to an almost fool-proof method for betting and winning on just about every sport, as well as every game in Las Vegas.

Throughout his career Walters collaborated with both the good guys and the bad guys. (Truly, the famous golfer and gambler, Phil Mickelson, threw him under the bus, but I'll let you be the judge of that). He won fortunes and lost fortunes just as quickly. He epitomizes the saying, "Go big or go

home!"

Chapters 21 and 22 describe Walters' secret to statistics and successful betting, proving once again, that gambling is both an art and a science.

Walters' long and tumultuous life is both "The worst of times and the best of times," (to steal a quote from Charles Dickens). If we can believe the ending of the book, he has recovered his fortune and turned his life around by donating back to society. But is this really the last chapter of his life? The stakes continue to be high...

His book is available from both Amazon and Barnes and Noble, and one copy will be in the Hollybrook Library.



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By: Neil Simon



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## Hollybrook Spotlight: **Features** *Hollybrook Resident Sylvia Landow turns 102!*



Photo provided by Sylvia's family

The gift of time is the most precious experience we can have in our lifetime and no one has done it better than long-time Hollybrook resident, Sylvia Landow! Sylvia celebrated a milestone birthday on December 14, 2023 when she turned 102.

Sylvia moved to South Florida from the Bronx in the '50s with her husband, whom she lovingly referred to as "my Joey". Together they opened Uptown Deli in Miami Beach and successfully grew their business and their family.

Sylvia still attends Temple weekly - her faith and sense of community a testament to her character. While she has retained a traditional sense of family and faith, she is still in step with the times! You can catch Sylvia using her cellphone and iPad to keep up to date on current events and stay in touch with loved ones.

Sylvia celebrated this milestone birthday surrounded by family: her son, grandchildren, great-grandchildren and great-great grandchildren. To be surrounded with so much love is truly a gift. As you can see from her photo, Sylvia is looking amazing and happy and still as stylish as ever! We wish Sylvia a very Happy Birthday. May this New Year be filled with love and good health.

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# Bald Eagles Graces Hollybrook

Story and Photos by Mark Favus

When I first moved to Hollybrook, it was for the winter of 2018. I was initially a “snowbird,” seeking warm weather and sunny skies. I was at the time recovering from a brain hemorrhage and exercising on daily morning walks using initially a walker and then a cane. At the time I was not a birdwatcher or a wildlife photographer.



One morning in February I was surprised to see our national bird, a pair of American bald eagles, perched on the highest pine cypress tree at the southeastern edge of

the driving range lake. Like clockwork I saw them nearly every morning at the same time and place, we both seemed to be creatures of habit.

I returned in 2019 to become a full time resident and the bald eagles became part of my morning ritual walks. I vividly remember seeing them in the tall pine cypress tree and felt a “woosh” and shadow to my left. It was a huge juvenile eagle that was one of three nestlings hatched that year.

When I returned from my annual month-long trip to England to see my two daughters, the eagles were gone, and their tall pine cypress tree had been struck by lightning and cut down. That was the last encounter, or so I thought.

In the meantime, I had become an avid birdwatcher and wildlife photographer and with my new camera and zoom lens could now better capture the amazing wildlife around us here at Hollybrook.

Much to my surprise a fellow wildlife photographer I knew from Boynton



Beach started posting photos of bald eagles in Pembroke Pines the end of November. As it happened this was the same mating pair of bald eagles who visited Hollybrook, and their nest was 11 miles due west on Pines boulevard. The first time I visited they were actively building their nest and two weeks later it was nearing completion as they gathered moss and smaller twigs for bedding.

This mating pair of bald eagles are the only ones in Broward County and have been returning to this nest nearly every year since at least 2010. Local eagle enthusiasts have named them “Pride” and “Jewel.” When the undeveloped stretch of land was slated to become residential property, the City of Pembroke Pines and Commissioner Angelo Castillo pushed for the city owned land to be environmentally preserved. The vote to keep the land for the eagles was unanimously approved in April of 2022. Last year “Jewel” had three eaglets (they normally lay two eggs each mating season).

Bald eagles typically live twenty to thirty years and mate for life. They’re large, so their nests are built for a lengthy stay and need to accommodate both the male and female as well as up to three eaglets. Most nests are 6 feet across and can be as deep as 22 feet. Once the eggs are laid, they typically take 35 days to hatch. The young stay in the nest for another 10 to 12 weeks. Once the eaglets fledge, they stay near the nest for 1 to 2 months.

The mating pair usually return to the same nest every year, start their mating ritual, and begin to rebuild their nest again. It’s not known how long eagles can bare young. It is speculated based on a small sample that they typically mate and have young for their entire lifespan.

If you want to witness this amazing mating pair of eagles you should venture out before sunrise, as they’re most active in the early morning. Near the very end of Pines boulevard, you can turn left on 208th and you should see a group of birdwatchers and photographers. The eaglets should hatch the middle of January and you should be able to witness them fledge from March through April.



## Hollybrook Golf and Tennis Club's PGA Course: A Journey Through Time, Nature and Championship Golf

Story and Photos By Mireya Alfonso

Nestled in the heart of Pembroke Pines, Florida, Hollybrook Golf and Tennis Club boasts a PGA golf course that weaves through a rich tapestry of history, nature, and community engagement. From its roots in farmland to becoming the crown jewel of Hollybrook, the Par 72 Championship Course has undergone transformations, welcomed wildlife, and played host to both local and charitable tournaments.

### A Heritage of Farms and Fairways:



As Hollybrook broke ground in an area once dominated by farms and ranch land, the straight rows of Australian pine trees remain a testament to the region's agricultural past. Most are gone now, but the ones that remain can be found between Phase 1 and

Phase 2. Originally envisioned as a hotel and golf resort, the residential community now known as Hollybrook Golf and Tennis Club emerged, flourishing around the pre-existing Par 72 Championship golf course originally designed by William Mitchell. The golf course had been open to the community since 1968, however, the original developers of Hollybrook took over the management of the golf course in 1972 when they broke ground on the development of the 285-acre community they envisioned. Since Hollybrook officially opened in 1974, the PGA golf course has been the crown jewel of the community. By December of 1975 both golf courses were exclusively reserved for the use of residents.

### Wildlife Sanctuary on the Green:

Beyond its challenging fairways and manicured greens, the PGA course at Hollybrook serves as a haven for wildlife. Engaging in the Audubon Cooperative Sanctuary Program two decades ago, the efforts of Golf Superintendent, Jim Goins, transformed the course into a habitat teeming with diverse species,



from foxes and raccoons to ospreys and wood storks. Today, coyote sightings add to the course's vibrant ecosystem. Goins also spearheaded a project to remove invasive plants species and replacing them with native plants.

### Honoring Legacy and Solving Challenges:

Jim Goins also undertook the wooden bridge/boardwalk which many of you will recognize as the Joel S. Hyman Memorial Bridge. This was a solution to a low area problem at the 13th hole. By creating a marsh, that area no longer posed an issue as a muddy and inaccessible area to golfers. It eventually became a touching tribute to our former golf pro, Joel S. Hyman, who was with Hollybrook for 39 years.

### Redesigning for the Future:

In 2014, the PGA course underwent a transformative redesign by golf course architect Thomas Ross, addressing key aspects like drainage, fairways, cart paths, greens and tee boxes. The decision to modernize was guided by a commitment to excellence, and the massive project, funded by a golf reserve, avoided placing a financial burden on Hollybrook residents. Manicured greens, watered fairways, and strategically placed hazards make it a premier U.S.G.A.-approved championship layout in South Florida.



The revamped Par 72 Championship Course, spanning 6,516 yards, stands as a testament to Thomas Ross's expertise. Featuring five tee boxes catering to varying experience levels, the course offers both friendly games and challenging tournaments.

Beyond its fairways and bunkers, Hollybrook's PGA golf course is a living testament to the community's evolution, commitment to nature, and dedication to providing an exceptional golfing experience. As the seasons change, so does the allure of this championship course, inviting both residents and visitors to partake in the legacy of Hollybrook Golf and Tennis Club.

## Enhancing Your Golf Experience: Updates and Guidelines from Hollybrook's Dedicated Golf Committee

The Golf Committee, along with input from Sylvie Gagnon, have been hard at work to improve all aspects of our golf experience. We recently spent time with our Pro Shop Staff and our Chelsea System representative to fine tune parameters to align with our rules and regulations. The following are some items you should be aware of.

### **Chelsea System Software Upgrade**

To maximize the benefits of the System we require a software upgrade. There is no cost for this. Once upgraded, you will simply need to go to the primary hollybrook.com website under the tennis and golf tab and sign in with your same golf ID and password. At that point you can re-establish a bookmark if you so desire. This upgrade is expected to occur on December 27. The Golf staff will be trained and on hand to assist those that need help.

With this upgrade you will also be able to download the Chelsea Mobile app for your portable devices. Chelsea Mobile (Chelsea Reservations 2.0) provides the primary items such as allowing you to create, modify and cancel bookings as well as enter lottery requests. It will also allow you to go to the main website as the app is designed as a quick method of handling the most common actions on the site.

This upgrade will be made for the Golf Community now; however we will also be discussing adding links for Tennis and Pickle Ball in the future.

### **Training**

Adam Scrimenti is organizing training sessions for our Pro Shop Staff with our Chelsea Rep. We will be taking advantage of the unlimited training and support that comes with our Chelsea program.

### **Player ID**

It is imperative that we strictly enforce the rules below pertaining to the presenting of our membership ID when both signing in and then clearing with the ranger.

Rule 4, GOLF, #3 Tee Times- players wishing to play on either course may do so only after they have identified themselves in accordance with procedures established by, or under the authority of the board. Appendices- 2.Golf Booking Procedure Chelsea System. A Hollybrook ID Cards: All golfers must have in their possession their valid Hollybrook ID card each time they play golf. Each member with a tee time must present their card when they pay for the round and again to the starter.

While it may seem unnecessary as we become familiar faces in the Pro Shop, please understand that this must occur across the board. This step ensures that our booking rules are being followed and a fair experience is had by all. Be easy on your Pro Shop Staff because we have made that expectation very clear to them. Hassling them will only slow things down.

### **Guest Bookings**

After reviewing the Chelsea Lottery Ranking system, a change was made to bring it in line with our rules. Appendices #2, H,

#1- Tee Time Points Allocation: The system ranks new requests based on the team's composition. A (bookings comprised of members only), B (bookings comprised of members and guests) and C (booking for an individual) are now correctly ranked according to our rules. Anyone submitting with a guest will be ranked after teams without guests.

Currently, bookings for guests can be done in one of two ways:

1. You can enter the member and then simply enter guest in the system or
2. You can enter the member name and then add the actual name of the guest.

If you see a booking with the same member name in all spots that is because it was generated by the pro shop and indicates one member with three guests.

As a reminder when requests submitted for the lottery become a booking, each person listed on the booking receives a point. If a member is replaced by another member or guest, the original member will still keep the Lottery point assigned. This will not be removed.

The Pro Shop is being proactive by printing out requests immediately before the Lottery runs and then after to see what changes were made. Should there be any abnormalities that may fall within Rule 4, GOLF, #7 Rules Infractions Process appropriate measures will be taken.

If you have any questions regarding the contents of this memo, please reach out to one of the following individuals for clarification:

- Curtis Rice: 954-410-6144
- Shelley Goldgut: 416-881-7765
- Adam Scrimenti: 954-431-4545

It is our pleasure to serve on the golf committee and we are working hard to create a fun and fair experience for all our members.

**DRIVING RANGE OPEN!**

Hollybrook has recently completed extensive renovations on its driving range! Located at the entrance of Phase 2, the range boasts a picturesque view of the lake. The transformed driving range opens Friday, December 22, 2023. It will be opened on Friday's, Saturday's, and Sunday's throughout the season. Monday through Thursday, golfers will be restricted to the mats only. The Driving Range will be closed every Tuesday, beginning Tuesday, December 26, 2023 until 12:00 pm for maintenance.

# Annual Jim McCambly Par 3 Tournament kicks off!

by Helene Gagnon

On Friday, January 5, 2024, the annual Jim McCambly Par 3 Tournament kicks off! It will continue until March 22nd. All golfers interested in playing the Friday Par 3 Tournament are welcome to join.



Photos courtesy of Helene Gagnon

This annual Tournament was formerly known as the Par 3 Championship however, in 2017, it was renamed the Jim McCambly Par 3 Tournament to honor Hollybrook resident, Jim McCambly, for his years of work and dedication which led to substantial course upgrades as well as increase in golf membership. Jim became a member of the Greens Committee almost 25 years ago. He also spent many years organizing this 12 week event! If you visit the Pro Shop you can see a plaque bearing his name along with the current winner of the tournament.

To join the friendly competition, registration will be held on January 5th at 8:30 am at hole #10 (across from Pool 3) and the membership fee of \$8.00 must be paid and will be used for lunches (hot-dogs, pizzas) during the season. Weekly participants

will pay \$2.00 each Friday morning starting on the first day January 5th; shotgun will be at 9:30 a.m. The \$2.00 will be used for



prizes at the end of the Tournament each week. However, if you can't make it on January 5th, you can register any other subsequent Friday.

It's a friendly Tournament where you can meet other Hollybrook residents, improve your chipping & short game and maybe, make a little money by being closest to the pin on various holes and/or be a winner in your category each week! Traditional after-game gatherings will be held at



Pool 3 in the BBQ area. Drinks and snacks will be served and prizes will be awarded to winners.

For more information contact Helene Gagnon at 514-916-9305 or email: [info@helenegagnon.ca](mailto:info@helenegagnon.ca). Looking forward to meeting you on the Par 3 course!

Hollybrook Golf and Tennis Club  
presents

# Jim McCambly

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Starts Friday, January 5, 2024 at 9:00am  
Every Friday through March 22, 2024

**Registration Required**  
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# HWGA: An Exciting and Successful Start to their Golf Season

by Sylvie Chavanel



It is with enthusiasm that I announce that the HWGA has started the 2023-2024 season with more than 120 members to date!

Ladies who wish to be part of the league can do so at any time by contacting one of the members of the Board and/or by completing the form available in the Ladies' locker room.

### *This 2023-24 season is full of activities:*

•Our "WELCOME BACK" tournament took place on Thursday, December 14th. The participation of the members made this day an exceptional success and our restaurateur Michael Fishman served us excellent burgers! Our meetings are always filled with good humor, dancing and fun! Proof that despite the rain which prevented us from playing, we still had fun in abundance!

•Members now have the opportunity to pay \$10 to participate in the "HOLE IN ONE" contest. The accumulated amount will be divided between the players who have achieved this feat before the end-of-year tournament luncheon on March 21, 2024.

•Our 2nd TOURNAMENT OF THE SEASON will take place on January 11, 2024 and will begin with an 8:30 a.m. shotgun followed by a lunch with entertainment, music and dancing! You are all invited to participate in this event which will allow you to meet and mingle with our new members!

•The Winter League will begin on Saturday January 6th. You have until this date to register. This year, the games will take place every other Saturday. We will therefore play 5 or 7 times, depending on whether the Pro Shop management organizes a Club Championship or not.

•The "PRESIDENT'S CUP" competition is organized by our Captains Andrée Dubé and Carmen Desroches. Teams of 2 will play over 4 weeks, starting on Thursday January 18th. To celebrate the winners of this competition, on Thursday February 8th, a Wine & Cheese will be offered to all our members!



•The END-OF-YEAR TOURNAMENT OF THE SEASON will be held on March 21st. Details coming soon!

You will be notified of all our activities by email and you will also be able to find the registration sheets and details displayed in the ladies' locker room.

It is very important to consult them at least one week in advance to register on time and on the correct forms.

Thank you for your participation, Happy New Year and have a good 2024 season!



### HWGA welcomes new members to the league for the 2023/24 season

## Tee Time Bookings and the Chelsea Lottery System

The Chelsea Lottery System goes into effect on November 1, 2023 and lasts until April 15, 2024.

### *Here are some things to know:*

- 10 days in advance – the Chelsea lottery opens and individuals and couples can make a request for a tee time
- 5 days in advance – the lottery will populate the tee sheet.
- 4 days in advance – Members can add guests bases on availability.
- 3 days in advance – Members can add multiple groups of guests bases on availability.
- 2 days in advance – Non-members and third-party booking agents may book tee times based on availability

Nine-hole tee times are available off of the back nine (7) days a week from 7:00am – 8:24am.

Nine-hole tee times are also available after 3:00pm.

**Please note that a nine-hole round is exactly that, nine holes. Golfers are not permitted to pay for nine holes and play as many holes as they can. This will be strictly enforced.**

# A Fresh Look at the Driving Range Transformation

by Walter Chavez

In an exciting development for golf enthusiasts, Hollybrook has recently completed extensive renovations on its driving range! Located at the entrance of Phase 2, the range boasts a picturesque view of the lake.

The primary objective of this ambitious project is to enhance the golfing experience by introducing a natural grass hitting area alongside the existing artificial turf. The intention is to



Photo by: Walter Chavez

entice more golfers to utilize the driving range, ultimately boosting revenue for the club. The expansion of the grass hitting area adds nearly 50 yards, providing ample space for both seasoned residents and visiting golf enthusiasts.

A crucial step in the renovation process involved the removal of aged, contaminated soil that had been in place for several years. In its place, a new sport field 70/30 mix soil was introduced, creating the ideal foundation for the club's new turf of choice – the resilient and vibrant “BiMINI” Bermuda grass.



The driving force behind this transformation goes beyond catering solely to the current residents. The

aim is to attract external golfers in search of top-notch practice facilities. Hollybrook believes that the allure of a well-designed and meticulously maintained driving range will draw golfers from beyond the community with the goal of boosting the success of our golf program.

This project also serves as a unique experiment for Hollybrook to gather valuable insights into the new turf's characteristics, including its response to watering, fertility needs and chemical resistance. This experiment positions Hollybrook to make informed decisions about potentially re-grassing the entire course with this new turf in the future.

The transformed driving range opened Friday, December 22, 2023. It will be opened on Friday's, Saturday's, and Sunday's throughout the season. Monday through Thursday, golfers will be restricted to the mats only. The Driving Range will



Photo by: Mireya Alfonso

be closed every Tuesday, beginning Tuesday, December 26, 2023 until 12:00 pm for maintenance. The transformed driving rangemarks a significant step towards elevating the golfing experience for both residents and outside golfers.

Clip and save the Board approved November 2023 - April 2024 schedules for Saturday League Tournaments, and HWGA and HMGA golf.

November 11, 2023	January 6, 2024	March 2
November 25	January 20	March 16
December 9	February 3	March 30
December 23	February 17	

\*Saturday League Tournament tee times for November and December begin at 12 p.m.; January, February, and March tee times begin at 1 p.m.

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

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

# Pickleball Highlights

## An Exciting 2024 Pickleball Season Anticipated at Hollybrook

by Gilles Voyer

The 2024 winter pickleball season promises to be one of the most exciting and exceptional to date!

In fact, we are expecting more than 200 players on the pitch this season. You will be served this year by a dynamic team made up of Stéphane Aubut, Interim Coordinator, Judy Thomas, Summer Pickleball Coordinator, as well as Gisèle Lavoie and Mathias Barteel-Daas who will provide training.

The fields, with a capacity of 36 players, will therefore be heavily used. Since they are open from 8:00 am to 10:00 pm there will always be time available to avoid "traffic jams". Refer to the notice board at the entrance for up-to-date information.

Wednesday afternoon will be reserved for the "Power Ladies" group and Lorne Paré's group.

Upcoming projects to the Pickleball Courts include:

- » repaint and re-line the grounds
- » improve evening lighting
- » install permanent nets

In conjunction with the Administration, it is hoped that everything will be completed for the 24-25 season.

Until then, I hope you spend the holidays with those who are dear to you, healthy and happy.

---

## Wednesdays Mens Pickleball League

by Gilles Voyer

Lorne Paré invites intermediate and advanced pickleball players to join his Men's Pickleball group! This group started playing last season and it looks like it will grow this season! This league meets on Wednesdays! at Courts E and F.

Starting in January 2024 the league will meet every Wednesday from 3:00 p.m. to 5:00 p.m. No need to reserve a spot! Just show up for a fun afternoon of pickleball.

On the players' bench, rest assured, we are very friendly! But fair warning: On the pitch we are chatty, full of humor, and

VERY competitive! Obviously this creates a fun atmosphere for all. Regarding the term competitive, it is always relative to the quality of the players' knees!

We also extend the invitation to tennis players who would like to join. Many have already adopted this sport and quickly demonstrate their talent in handling the paddle.

Happy New Year and looking forward to seeing new faces on the pitch!



Photo by: Mireya Alfonso

## Wednesdays Women Pickleball League

by Sylvie Chavanel

The Wednesday Women's Pickleball League in Hollybrook extends an invitation to women interested in participating. We warmly welcome women to join the league! The league convenes every Wednesday afternoon from 1:00 p.m. to 3:00 p.m.

This league was established five years ago by me, Sylvie Chavanel, the head of the women's league. The goal is to create an inviting and friendly environment to play pickleball but also to foster friendships, laughter, and lively exchanges amongst players.

For those eager to acquaint themselves with pickleball, I recommend attending upcoming clinics facilitated by qualified instructors. This will pave the way for potential inclusion in the Wednesday Women's Pickleball League.

We are set to host our first tournament on January 17, 2024, with an end-of-season tournament scheduled for March 13, 2024.

Interested in learning more or joining? Please reach out to me at via email at [schavanel1952@gmail.com](mailto:schavanel1952@gmail.com).



**Pickleball Play**  
*Rule of the Month*



*The head of the paddle must not be above the highest part of the wrist at contact*



# Thrilling Kickoff to the Winter Season: Updates and Exciting News from Your Tennis Committee!



by Marie Doye

Your tennis committee is back for the start of a promising new winter season.

First of all, we wish a quick and complete recovery to our Committee Chair, Gilles St-Pierre, who is at home in Quebec after heart surgery, and to the Pickleball Chair Gilles Voyer, also home in Quebec for medical treatment.

## COURT RESERVATIONS

Now some important information: this year Marie Doye is responsible for booking groups of 4, 8 or 12 players who want to play regularly twice a week. Each coordinator must send to [marie.doye@me.com](mailto:marie.doye@me.com) all information concerning their members (name, telephone number and emails) with their preferences for courts and days, by the 15th of the previous month.

For individual reservations you need a password. To obtain it, go to the site [hollybrookportal.com](http://hollybrookportal.com) and after that to "request login" to have an administration password and then be able to reserve a court in "tennis reservation" 3 days in advance. For your reservation, the administration wants you to enter your last name only.

## TENNIS PRO

And, good news, as of November 27, we now have a new tennis pro, Tom Mar, who will do clinics for 2, 4 or 6 players at 11 a.m., Mondays, Wednesdays and Thursdays. The prices are: 2 players, \$75 for both, one hour / 4 players, \$20 each for one hour, 6 players, \$20 each for an hour and a half.

To book a clinic, you form your own group of 2, 4 or 6 players, then you notify Marie at [marie.doye@me.com](mailto:marie.doye@me.com); she will inform Tom and reserve a court for your clinic. You will have to pay Tom on the spot in cash.

## STRINGING

Tom also offers the stringing service. Here's how it works:

You will drop off your racket at the GOLF PRO SHOP; you will fill out a form specifying the desired tension; if you don't know, Tom will give you the recommended average tension. For material, you have two choices: synthetic or guts: \$39; and you send a text message to Tom to inform him at this number: 786-553-3522.

You can pay directly to Tom on the days he holds a tennis clinic or by Interac.

Of course, Tom will let you know when your racket is ready.

## BALL MACHINE

To use the ball machine, you must reserve one day in advance; this is only possible in the afternoon each day. Call Sylvain Ouimet: 514-978-6126

## TENNIS EVENT

Please note that we will be holding a Social Tennis event on Sunday January 28th from 8:30 a.m. to 12:00 p.m. It will be separate women's and men's doubles matches; not mixed doubles.

### *Hollybrook Tennis Season is in Full Swing!*



**Michel Charland  
Tennis Group**



**Rene Desharnais  
Tennis Group**



**Colette Dubois  
Tennis Group**



**Yves Dambois  
Tennis Group**



**Marie Doye  
Tennis Group**

*Photos courtesy of Tennis Committee*



**Across**

- 1. What some fail to see
- 6. Trough filler
- 10. A Smurf
- 14. \_\_\_ Gay (historic name)
- 15. Enemy of the Moor
- 16. First fratricide victim
- 17. Lemon skins
- 18. Hermit or horseshoe, e.g.
- 19. Portable lodging
- 20. Greek letter
- 21. Finishing blow
- 24. Halyard supporters
- 26. Type of tenant
- 27. It's deadly for Bardot
- 29. Street urchin
- 31. Certain field workers
- 32. Macho one
- 33. Board partner
- 36. Unwelcome one
- 40. Adjective for Br'er Fox
- 41. Bendable things?
- 42. Zagros Mountains locale
- 43. "American Buffalo" playwright
- 44. Legendary Yankees slugger
- 46. Soft drink since 1961
- 49. Cleo's transport
- 50. What will be, will be
- 53. Lepidopterist's accessory
- 56. Cajole
- 57. Declare as fact
- 58. Lee DeForest's medium
- 60. Jelly for germs
- 61. Wedding cake feature
- 62. On one's toes
- 63. Gainsay
- 64. Christian Science founder
- 65. Akron exports

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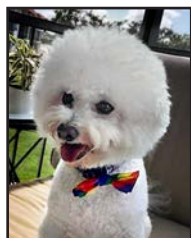
**Down**

- 1. Roll call?
- 2. School credit
- 3. Holy Island sight
- 4. On in years
- 5. Scoundrel
- 6. Popular houseplant
- 7. Wild West lawman
- 8. Yipes!
- 9. Animal of German origin
- 10. Regular customer
- 11. At right angles to the length of a ship
- 12. Hearth money, to Peter
- 13. Change
- 22. Piece of mine?
- 23. Auctioneer's final word, almost
- 25. Gives two thumbs down to
- 27. Beau Brummells
- 28. Skating leap
- 29. French writer of "The Balcony"
- 30. Israeli novelist Oz
- 32. Clearly in good health
- 33. One who mixes with Jim, Jack and Johnny?
- 34. Etc. relative
- 35. Hamlet or Laertes, e.g.
- 37. Get on a soapbox
- 38. Count
- 39. Bilbo Baggins' find
- 43. King novel
- 44. Blemish
- 45. Turkish massif
- 46. Football team
- 47. Rid of impurities
- 48. Daughter of Lear
- 49. "Maybellene" singer
- 51. Eager-beaverish
- 52. It's for the birds
- 54. Yeats' country
- 55. Rugrats
- 59. Fatima's husband

# Fast Eddie's Adventures

What price a pet, bark, bark!

By Ken Schlossberg



There is a famous proverb from the King James version of the Bible:

“Who can find a virtuous woman? For her price is above rubies.”

Times must have been pretty wild back then and, obviously, women weren't involved in drafting up the text.

In this day and age, of course, bark, bark, bark, that comes across as miserably misogynistic and I humbly apologize (who, bark, says husbands are such a bargain?) but I am barking it out there for the “price above” bit which seems to apply to just about everything these.

Anybody, bark, bark, checked out their Florida Power and Light bills last year as compared to the previous year? Anybody tried to get an explanation from FPL on the phone or online? What? Are they burning rubies to create Kilowatts?

Inflation, inflation, inflation! Or, as a besieged President Biden might shout, paraphrasing another vexed British King, Henry VIII in “A Man for All Seasons,” “Can't anybody rid me of this damned inflation?”

Indeed, many of our owners staring down the barrel of the

Special Assessment might be asking- What price a lovely life in a botanical garden with a wonderful PGA golf course, on-site restaurant, indoor and outdoor recreational activities galore, social, artistic, literary, and musical clubs – I mean matching the old Catskills Resort Hotels at their peak?

Kenny and I watched several episodes of The Marvelous Mrs. Maisel on Amazon Prime where they recreated the era. On top of which, for what you got, it was a bargain! He laughed. I barked. And we both cried.

At that time, Florida hereabouts, was Everglades and alligators, horse, and cattle farms.

I had a nightmare the other night that things got so bad financially that the Powers to Be in Hollybrook had to lease out the golf course for cattle grazing again! Bark, bark, bark!

God of Dogs Forbid!

I woke up Kenny and Sophie with my nightmare. They thought I was in pain and were going to take me to the Emergency Room. No way I could explain my anxiety to them, so I curled up between them in bed and we all went back to sleep.

They called my psychiatrist Siggie who is back from the Alps now that the Covid thing has ebbed. I barked to him over the phone. He told Kenny and Sophie to give me a bowl of warm milk with a shot of bourbon before bedtime to alleviate my anxiety.

I decided to call for a special meeting of the Phase 2 Dog Association to discuss the whole financial thing.

At the meeting, I passed around a story from the Wall Street Journal that estimated Americans spent \$144 billion on their pets in 2023, most of it on food and treats. Over a lifetime, the cost of a dog, depending on size could range from \$20-50,000, bark, not including the purchase price. OUCH!

I asked for proposals to save our owners some money during these times of financial tribulations. Bentley made a motion that we bark our owners to establish a buying cooperative to negotiate with vets and food/treat suppliers to get a better price. The motion passed with a unanimous bark.

Bark, bark. We hope this helps everybody out!

Angie's Pet Spa & Boutique

**32** YEARS OF EXPERIENCE

**FOODS WE CARRY**

- ROYAL CANIN
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- STELLA & CHEWY
- ORIJEN
- PRIMAL
- NATURAL BALANCE
- NULO
- ZIGNATURE
- EARTHORBORN
- INSTINCT
- VICTOR
- TASTE OF WILD
- HEALTH EXTENSION

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**Pembroke Pines, FL 33024**

On the NW corner of Taft & Douglas

**\$3.00 off**

**ROYAL CANIN  
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With coupon  
Cannot combine

**\$5.00 off**

**FULL GROOM**

1st Time Customers

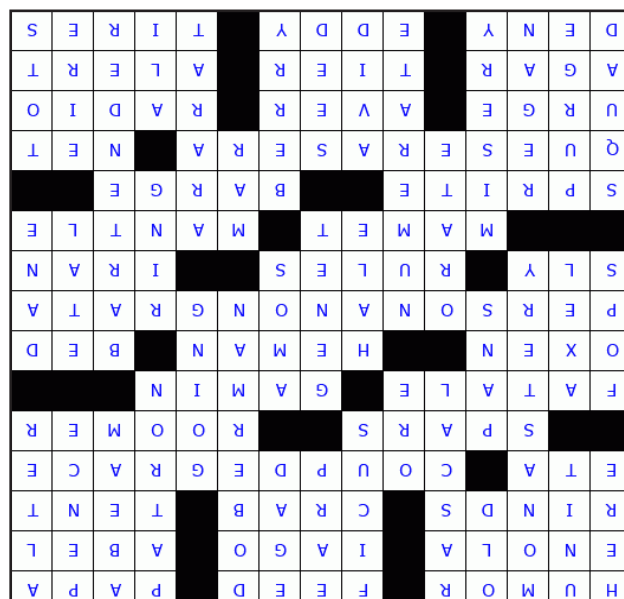
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**\$2.00 off**

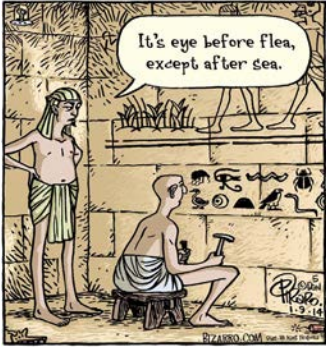
**FULL GROOM**

Valued Customers

With coupon  
Cannot combine



## Fun Stuff



### Things to Celebrate in January

- Jan 2: National Science Fiction Day
- Jan 5: National Bird Day
- Jan 10: Houseplant Appreciation Day
- Jan 15: Dress Up Your Pet Day
- Jan 15: Martin Luther King Jr. Birthday
- Jan 16: National Nothing Day
- Jan: 22 Chinese New Years
- Jan 24: Compliment Day
- Jan 25: Opposite Day
- Jan 26: Spouse's Day
- Jan 29: National Puzzle Day

### BBQ & POOL CAPTAINS for EACH PHASE

- PHASE 1 - Denise Martinez \* 917-351-4198
- PHASE 2 - Ellen Zweig \* 954-639-7218
- PHASE 3 - Dahlia Roches \* 718-219-0451
- PHASE 4 - Dennis Killeen \* 860-202-5315
- PHASE 5 - Elie Nicoleau \* 786-641-2883
- PHASE 6 - Serge Breton \* 305-733-9696

**TOWERS & Tennis Patio** Patti Tripodi \* 919-619-3448

Here's the deal for planning a pool/bbq party: If you will need full use of a BBQ grill and/or BBQ area tables, please **FIRST** speak to your BBQ Captain. They will tell you if the BBQ areas and furniture are available and will help you reserve the space for your need. For additional furniture, fill out the Pool Furniture Request form available at the Administration Building at least 48 hours before the event and turn it into Maintenance.

**FURNITURE DELIVERY IS BASED ON AVAILABILITY – PLEASE CALL IN ADVANCE**

**NOTE: The RESTAURANT PATIO may be reserved for LARGE PARTIES.** Contact 954-431-4545 for more information.

## HOLLYBROOK ENHANCEMENT ACTIVITIES

**Do you have a great idea for a fun activity and the time to make it happen?  
Call your Board of Administration with your idea and action plan!**

**Art Class** – Art Class with Noella is back starting on 11/13/23. Mondays, 9am – 12pm in the Art Room at the Rec Center. \$21 per session. Contact Noella Lavoie for more info at (418) 882-5503.

**Bocce Ball, Corn Hole, Horseshoes** – If you are interested in playing fun backyard-style games, make yourself at home at the bocce courts in Phase 6. Equipment is located inside the box. Please, be sure to put everything back when you're finished.

**Book Club** – Hollybrook Book Club is back! "Signal Fires" will be discussed at the Dec. 20 meeting of the Hollybrook Book Club. It will be held at 4 pm on the Patio behind the Tennis Pro Shop to the west of The Towers. Contact Dorothy Aaron at [Dorothy.aaron@simpatico.ca](mailto:Dorothy.aaron@simpatico.ca) for more details

**Bridge Club** – Bridge Club is back starting 11/8/23!! Wednesdays, 12:30pm – 4pm, Social Hall, \$5 games

**Disk Golf** – Mini course on the Par 3. You'll see three buckets at holes 1-3. Sign out equipment at the Golf Pro Shop.

**Dominos** - Monday thru Saturday, 2 - 5 p.m.; Men's locker room, first floor. Ladies: if you're interested in playing Dominos on Saturday mornings contact Dionne at 516-361-4517.

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

**Italian Club** – Is currently on hiatus! Updates coming in 2024.

**Line Dancing** – will begin on 11/13/23!! Mondays at the Playhouse. 7-8p for beginners. 8-9p for intermediate/advanced. \$4 for 1 hour. \$6 for 2 hours. Contact Lise at [lisegermain866@gmail.com](mailto:lisegermain866@gmail.com) for more info.

**Pickleball** - Pickleball play 8 a.m.- 10 p.m. Social play in the mornings. Courts are lit every evening for play. Watch for all sorts of winter games and tournaments!

**Reiki Meditation** - \$15 per session; Wednesdays; 7 – 8 p.m., Room 208A

**Silver Sneakers Fitness** – Monday, Wednesday, Friday – 9:15 a.m.; All classes in the Social Hall.

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

**Tech Tuesdays** – Free. Tuesdays; 1-2pm, Social Hall. Bring cell phones, tablets, & laptops

**Tennis** – Reserve your court time by using the Tennis Reservation System in the resident only private portal. Go to [www.hollybrook.com](http://www.hollybrook.com) and log in. Then go to Tennis Reservations and follow the directions. For more info contact Marie Doye at (514) 571-4166.

**CENTURY VILLAGE SHOWS - PICK UP AN ORDER SHEET IN THE ADMINISTRATION BUILDING LOBBY** - For information call Phyllis Tucker at 954-404-6267. Hollybrook residents may purchase tickets for \$7 each. If you buy 3 tickets for shows in the same month you will get 1 ticket for another show free! Take advantage of the 3 shows for 4 bargain!

Updated 11/10/23

(2) SEPERATE CONDOS FOR RENT - 2 Bedroom, 2 Bathroom units. Water-views. Renovated. All Utilities and Com-cast included. Total contract in place for appliances. Please contact Russ or Glen for details at rgcanam@gmail.com.

FOR RENT - Building 2, Apt. 203. 2 bdrm, 2 baths. \$2800/month. For more information call Betty Andreas 646-420-6581 or bettyandres57@gmail.com

FOR RENT - Building 24, Apt. 307. 2 Bdrm, 2 baths. \$2700/ month. For more information contact Betty Andreas 646-420-6581 or bettyandres57@gmail.com.

CONDO FOR SALE - Phase 1, Building 8, #308. Super view on 18th hole PGA golf course, completely furnished 2 Bedroom, 2 Baths. For more details: in english call Sylvie at 418-575-2221 or in french call Jules at 819-843-7814.

Childcare - Looking for reliable, caring, interactive childcare? I am a trained CNA and PSW with exp. in Canada & USA. Your home or mine. Located in Hollybrook. Call Maureen Carter at 954-245-8008

CONDO FOR RENT - Phase 5, Building 31, #210. Corner Unit, 1 Bedroom Convertible. 2 Baths. Can be converted to 2/2 easily. Golf course views. Monthly \$1800. Call Tini at 305-904-3761.

**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/>

**REGISTER YOUR PET  
AND GET A  
FREE**



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

**NEED A NOTARY OR A RIDE?**

*If you're looking for a notary or a ride to the airport*

**LOOK NO FURTHER**

**Contact Jay Maxwell 954-643-4717**

*Reasonable Rates \* Hollybrook Resident*

*We Care Committee*

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

**Call Harvey Munk - 305-298-3008**

**Family Care Nurse Registry, Inc.**

*We provide Home Care Services:*

Live Ins · Personal Care · Companions & Other Services, Just Ask  
6151 Miramar Pkwy., Ste. 125, Miramar, FL 33023  
Phone: 954-322-6237 · Monday thru Friday 9:00 a.m.-5:00 p.m.  
After 5:00 p.m. Weekends Call 305-469-2855  
License NR-30211075

FREE ESTIMATES

**PINES  
VERTICAL BLINDS & INTERIORS, Inc.**

*DISCOUNT PRICES ON Vertical Blinds - Mini Blinds  
Wood Blinds - Pleated Shades - Carpets - Tiles - Etc.*



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Hollywood, FL 33023  
Tel. (954) 965-7244 · (305) 625-7373  
Fax (954) 322-0355



# Hollybrook Bus Schedule



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

*Broward Meat & Fish Company*

Monday - Thursday - Saturday

Drop off - 10:00 am

Pickup - 11:15 am

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

Monday - Tuesday - Thursday - Friday - Saturday

## AM Route

Pickup - Hollybrook 9:30 am

Drop off - Publix/Dollar Tree 10:00 am

Pickup - Publix/Dollar Tree 11:30 am

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

Pickup - Hollybrook 1:00 pm

Drop off - Publix/Dollar Tree/Library 1:30 pm

Pickup - Publix/Dollar Tree/Library 3:00 pm

## Wednesdays ONLY: Pembroke Lakes Mall, Super Walmart, Sedanos, Pembroke Pines Carl Shecter Community Center (Senior Center)

Pickup - Hollybrook 9:30 am

Drop off - Senior Center 9:45 am

Drop off - Sedanos 9:55 am

Drop off - Pembroke Lakes Mall 10:00 am

Drop off - Super Walmart 10:15 am

Pickup - Senior Center 1:15 pm

Pickup - Sedanos 11:00 am

Pickup - Pembroke Lakes Mall 1:00 pm

Pickup - Super Walmart 12:45 pm

**ALL PICKUP AND DROP OFF TIMES ARE APPROXIMATE**

## 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.

**Thank you!!**

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 \_\_\_\_\_

# FLEAMARKET SUNDAY JANUARY 14TH, 2024

**39 tables with vendors!**  
**HOLLYBROOK GOLF & TENNIS**

900 S. Hollybrook Lake Dr, Pembroke Pines 33025

**The Playhouse**

**OPEN TO PUBLIC: 8:30am to 4pm**

Gift certificates to be spent at any vendor's table will be drawn every hour starting at 10am!



**50/50 DRAW!...**

But will give back 100% of collected money!

First prize: 50% in cash

Second prize: 25% as a Golf Proshop gift certificate

3rd prize: 25% as a gift certificate to buy tickets for a show!

*Oldies for you but treasures for us!*

Jewelery!... Clothing, new & second hand household items, etc...

**SATURDAY JANUARY 20TH**

**HOT HOT HOT**

**Sizzling South Beach**

**\$25 PER PERSON**

**SHOW 8PM TO 9:30PM**



**JENNIFER LOPEZ, SHAKIRA,**

**PITBULL, MARC ANTHONY, RICKY MARTIN AND MUCH MORE!**