

THE VOICE OF HOLLYBROOK

November 2023

No.158

In this Issue:

Lunch & Learn Series Brings Guest Speakers to Hollybrook

Swing for a Cause: Hollybrook Golf Fundraiser

Embracing Longevity

**NO PAYMENTS
FOR ONE YEAR** **100%
FINANCING**

**PRICE MATCH
GUARANTEE
NO CREDIT
CHECK REQUIRED**

AS LOW AS \$79 PER MONTH

**IMPACT
WINDOWS
& DOORS**

**NEW
ROOFS**

**FACTORY
DIRECT
PRICING!!**

WE SPEAK SPANISH!

CGC - 1528924
CCC - 1328915



IMPACT WINDOWS, DOORS & ROOFING
FREE IN-HOME ESTIMATE

786.898.2388

www.locktightimpact.com

- ✓ HURRICANE PROTECTION
- ✓ ENERGY SAVINGS
- ✓ INCREASE PROPERTY VALUE
- ✓ NOISE REDUCTION
- ✓ BURGLAR RESISTANCE
- ✓ NEW ROOF STARTING AT \$79 PER MONTH
- ✓ FREE ESTIMATES 7 DAYS A WEEK
- ✓ LIFETIME WARRANTY
- ✓ INSURANCE SAVINGS

**WE'VE BEEN HERE BEFORE AT 411 SOUTH HOLLYBROOK DRIVE, PEMBROKE PINES
WE ARE HOLLYBROOK TRUSTED!**

SERVING SOUTH FLORIDA WITH OVER 50 YEARS OF EXPERIENCE



Hey Neighbors

I'm Nathalie Your Local Real Estate Expert & Your New Neighbor

I am an award winner and a consistent leader, with a reputation for tenaciously protecting my client's interests, and here is also what I am known for:

- **No. 1 Realtor in Hollybrook**
- Marketing and Staging Specialist to get YOU Top \$\$\$
- Cutting Edge Technology and Social Media Advertising Campaigns
- Savvy Negotiator while Implementing Brilliant and Winning Strategies

YOUR SUCCESS IS MY REWARD!

Nathalie Lessard REALTOR®

- ☎ **(954) 261-7163**
- ✉ southflorida2012@gmail.com
- 🌐 nathalielessard.com
- 📍 **Hollybrook Real Estate News**

Has the Market Peaked Yet?

Contact Me for a **FREE Market Analysis** on Your Home, No Strings Attached.

Je Parle Français



NATHALIE LESSARD, P.A.
THE NEXT GENERATION IN REALTY



Home Care Services

"Excellence with a Personal Touch"

Long Term Insurance Accepted

"Customized Services – Reasonable Rates Tailored to Individualized Needs!"

- Discount Rates
- 24 Hr. Live-In Services
- Bonded & Insured
- Background Screening
- Registration #: HCS228215
- License #: NR30211077



- Certified Nurse Assistants
- Home Health Aides
- RNs & LPNs Available
- Family Owned & Operated
Nancy Nadel
Bonnie Alleman

954-432-6552



Providing Quality Home Care Services



Information

900 Hollybrook Drive,
Pembroke Pines, FL, 33025

Office Phone: 954-431-0600 Ext. 262

voh@hollybrook.com

advertising@hollybrook.com

Staff

MIREYA ALFONSO
Editor in Chief

HANNAH JACKSON
Assistant Editor

LOIS HOLLANDS
Ads/Editorial Asst.

GILLES VOYER
Production Assistant - Seasonal

LYDIA ROMERO
Classifieds

JOAN WHITCOMB
Copy Editor

LISE THERRIEN
Gen. Assignment - Seasonal

GINI KLAR
Gen. Assignment

MARY OLDIGES
Gen. Assignment

NANCY WUERZBURGER
Gen. Assignment

JUDY THOMAS
General Sports Writer

KEN SCHLOSSBERG
Fast Eddie

BILL WHITE
Photographer

LUCILLE DEANGELO
Advertising Sales

BARBARA SAKSENBERG
This n That

LU SHIFRIN
Recycling Reporter

MARK FAVUS
Photography

On this Month's Cover:
A beautiful sunset at Hollybrook
photographed by GM
Eric Wheeler

INSIDE

THE VOICE OF HOLLYBROOK

From the President	5
Treasurer's Message.....	7
Financial Secretary's Report	8
Hollybrook Sales.....	8
Recording Secretary Minutes.....	9
City & County	10
General Manager's Update	12
News.....	14-18
Features	20-28
Cover Story	30
Sports	30-33
Fun Stuff	34-36
Classifieds.....	43

BOARD OF ADMINISTRATION 2023-2025

Contact information below:



OFFICERS

PRESIDENT	MICHAEL EATON	president@hollybrook.com	727-410-2001
VICE-PRESIDENT	ANDY INGRAM	vicepresident@hollybrook.com	781-799-2434
REC. SECRETARY	ELAINE YOST	recordingsecretary@hollybrook.com	954-431-0471
FINANCIAL SEC.	JONI ESSER-STUART	financialsecretary@hollybrook.com	205-454-0820
TREASURER	ROSALIE LABATE	treasurer@hollybrook.com	954-438-7361

DIRECTORS

PHASE I			
ROCHELLE GOLDGUT	hbphase1.1@hollybrook.com	954-251-2127	
CLAUDE LACHANCE	hbphase1.2@hollybrook.com	954-999-1573	
CONNIE MASON	hbphase1.3@hollybrook.com	754-400-8359	
PHASE II			
REINE FORTIER	hbphase2.1@hollybrook.com	954-224-4776	
SUSAN GALETTA	hbphase2.2@hollybrook.com	954-732-0262	
ALI MUNJU	hbphase2.3@hollybrook.com	305-281-0293	
PHASE III			
BARBARA DONAWA	hbphase3.1@hollybrook.com	754-232-6614	
JOSEPH GREELEY	hbphase3.2@hollybrook.com	941-223-4560	
CURTIS RICE	hbphase3.3@hollybrook.com	954-410-6144	
PHASE IV			
LOUISE BERGERON	hbphase4.1@hollybrook.com	954-322-5108	
MYRA MARKOWSKI	hbphase4.2@hollybrook.com	786-417-3139	
DEBBIE MCCALL	hbphase4.3@hollybrook.com	954-296-9894	
PHASE V			
HANK KOCH	hbphase5.1@hollybrook.com	954-442-0954	
CARL MACK	hbphase5.2@hollybrook.com	954-431-0740	
GINNY WEBBER	hbphase5.3@hollybrook.com	774-454-9306	
PHASE VI			
WILLIAM BRITTAIN	hbphase6.1@hollybrook.com	818-625-1302	
CARMEN DIPUGLIA	hbphase6.2@hollybrook.com	954-430-0567	
BRAD MISLOVE	hbphase6.3@hollybrook.com	954-704-4650	
TOWERS			
EUGENE SANABRIA	hb towers1@hollybrook.com	954-389-8669	
PAUL TRIPODI	hb towers2@hollybrook.com	919-621-0435	
QUERINO PACELLA	parliamentarian@hollybrook.com	ext 269	



SPECIAL RATE Certificates of Deposit

9-month CD

5.25%
APY*

6-month CD

5.10%
APY*

12-month CD

5.10%
APY*

*Annual Percentage Yield

Personalized account opening

Theresa Lee Castellano
954 801-3329
tcastellano@banescousa.com

banescousa.com

*Annual Percentage Yield. APYs valid as of 06/30/2023. Rates are subject to change at any time and without notice. To earn the disclosed APY's, the account must be opened with a minimum deposit of \$1,000 if opened in a branch or a minimum deposit of \$1,500 if opened online, and principal and interest must remain in the account until maturity. A penalty may be imposed for early withdrawals prior to maturity. Offer available to U.S. citizens or resident aliens with a valid U.S. Taxpayer Identification Number. You must be at least 18 years of age to open an account online. Qualifying opening deposit must be new money to Banesco USA.

© 2023 Banesco USA. Member FDIC.

October Board Meeting Awards New Contracts



Dear Fellow Hollybrook Residents,

I want each of you to know that I am so proud to be the President of the Hollybrook Board. I ran for President because I felt a duty to do something to stop the madness that I was observing the previous administration in the conducting what they referred to as "Day to Day Operations".

I was once asked what made me think that I, a retired Police Officer, could run a 13-million-dollar organization. My answer then is the same as my answer now. You follow the rules and regulations that are set before you. My entire Police career, 35 plus years, was all about following letter of the law and rules and procedures. You rely on the people that are employed to do a job, and then let them do their job. You surround yourself with people that their only motivations are to do the best for all Hollybrook. You surround yourself with people that are not afraid to disagree with you, but then require them to make a recommendation of how something can be done in a better way. You do not make deals under the table or bring friends from out of town to do shoddy work and then pay them a premium fee.

I do not go on Facebook to check to see what nasty comments have been made about me or about my administration. I only go on Facebook to commend someone for a great accomplishment, wish a special message to our owners, or to marvel at the photos submitted by our own Mark Favus. Hollybrook Friends and Neighbors is the only Facebook page that I enter. It was created because of Camp Hollybrook. Camp Hollybrook was created by the previous president and was used as a political tool for him to run his campaign. If you had a difference of opinion with him or with any of his minions, he would block you from the site. He was, and I believe, still is the administrator for Camp Hollybrook even though he and his wife no longer live in Hollybrook.

I have stated this fact before, but I feel it needs to be made again. When my administration came into their offices, there were no documents regarding contracts, proposals, and invoices that would explain some of the deals that had occurred over the previous two years. The Legal Office had several file cabinets, and you would think that a retired attorney of advanced age would rely on physical copies of all doc-

uments. Not a single piece of paper. Certified letters had to be sent to the officers in a hope to obtain some of the missing paperwork. One box was dropped off at the office. Enough!

Now, onto better things. This past Wednesday, our October Regular Board Meeting took place. Several residents attended and even stayed until the meeting was completed. A report was given by the chairperson of the Finance Committee, Mark Wuerzburger. The committee is recommending an Assessment. I asked for and I have gotten written permission from the board to call a Special Meeting of the General Assembly. At that meeting, we will hopefully tally the vote on passing the assessment. We must reach a quorum to count the vote, so it may take more than one assembly. In addition, we can start to discuss options for owners to pay their assessment and the timeline connected.

At the board meeting, very important contracts were awarded during the meeting including to lease new John Deere equipment for the golf course. We're entering into an agreement that will bring GPS units for all of our new golf carts. Very good questions and answers were discussed, and I think that the addition will bring a much-needed facelift to the professionalism of Hollybrook Golf. In addition, the GPS will also increase the safety for residents and the safety of those that are using our facilities because the carts restrict the user's movement inside our community. The new Fall/Winter 2023/2024 price list for golf was presented and after a few minor changes was passed and goes into effect November 1, 2023. The truck parking motion was passed, and I believe will be accepted as something that was due to be fixed. Parking issues can be and will be addressed individually. We have the ability to restrict the parking of trucks in certain spots if it is deemed to be necessary.

Total is another contract that was passed in the meeting. I am not going to tell you all that I am the biggest fan of Total. Every one of you has an opinion and the right to voice your opinions. The contract with Total has one thing attached to it that no other vendor is willing to include. A full-time person in our office. Tiffany Graham is that person and I can tell you from my own experience, she does want to help you with whatever your problems may be. The prices for golf bag storage, golf shoe lockers, liquor lockers, and card room lockers were all addressed with some very necessary increases.

The only motion that was not passed was the motion to replace Chelsea with GolfNow. The motion was postponed until the December Regular Board Meeting. There were questions about the cost of using the GolfNow program, Golf365 Premier and the effect on Hollybrook golfers. Those

Continued on next page

questions and many others will be answered in December, and we will again consider getting rid of Chelsea as I have been asked to do by more than one hundred golfers. Unfortunately, none of those golfers reached out to give their opinion Wednesday night.

There have been many successful events happening at Hollybrook. Our flu shot day came off without a hitch. Have you gotten your flu shot yet? Our first Lunch and Learn event was well attended with the topic of discussion being Breast Cancer awareness. Our next Lunch and Learn will be about dealing with Dementia and Alzheimer's, and this date will be posted and reservations will need to be made. We have had youth golf events on our PGA course. Pickleball Tournaments on our courts that have been very successful and well attended, both by our own Pickleball Group and also by an outside group known as The Troublemakers Pickleball Group. I've only played a few times but I've really enjoyed it. My wife, Pam, cannot wait until she retires so that she can have more opportunities to play. If you've never given it a try, you owe it to yourself to grab a paddle and come on out. There are always several people that are willing to teach you the basics. The most important thing is to give it a try. We've upgraded the lights as well so come on out in the evening when it's a little cooler. Hope you all have a great day in Hollybrook.

Sincerely,

Michael E Eaton, President

Hollybrook BOA

*Lire le message en français sur la page 37
Lea el mensaje en español en la página 38*

Administration Building Almost Back to Normal



Finally, the administration building is finished! It's been a lengthy and necessary process undertaking all the various projects around the Administration Building, and its completion brings a sense of peace and normalcy to all. Soon the office shuffle will be complete which means it should be easy to find everyone around the office!

Having the office back to normal in time for season will make daily operations flow a lot easier.

By now some of you have heard about the increases in golf related fees. They include: bag storage, shoe locker fees, card room locker and liquor locker fees. Some of these fees have been the same for years and are overdue for an increase.

In anticipation of refurbishing the bunker, all liquor lockers have been emptied and the contents have been stored in the administration building. If you wish to claim your locker contents, please see me in the Administration Building so that I can help you get your contents back.

Lastly, Total has raised their base price and updated some of the options available. They found this was necessary due to an increase in parts and labor. While less than ideal, it seems increases are a reality we have to contend with in all areas of life as we head into 2024.

Any questions? Reach out! 954.431.0600 ext. 237



MARCIA BROOKS CLEANING & MAINTENANCE SERVICES

- We are experts in deep cleaning; cleaning all types of windows, blinds, shutters, doors, balconies, storage areas, ceilings and floors.
- We disinfect using a GREEN service treatment that has been proven highly effective in killing viruses, bacteria and mold. We deodorize and sanitize.
- We provide moving services; cleaning out garbage, furniture and miscellaneous items
- We provide quality home health aide and care services (daily living and personal activities, skilled companionship and other services.) Just ask.

**WE ARE COMMITTED TO USING
"GREEN" CLEANING PRODUCTS AND VACUUMS
THAT ARE HEALTHIER FOR YOU**

CALL FOR A FREE ESTIMATE

LIC. & INS. **786-442-6421** CGP-EGC/PR-1035



Note from the Editor:

In the rush to get the October issue out, some mistakes and oversights were made. Our apologies!

Corrections for
October Issue

Front Photo Cover Credit:
Last month's beautiful cover photo was shot by Frederick Gasparini

Pg. 7: Photo Credit for 'Fond Farewell' images belongs to Judy Thomas

Pg. 19: We apologize for misspelling Nikki Abbey's name

Hollybrook's Operational Budget On Target



At the six (6) month interval of our operational budget, we are at 52.66% of our budget allocation – which is right on target.

At our Board of Administration meeting held on October 18, 2023, many of our residents voiced concern about our financial status a need to be careful about how we spend our funds. Our Controller and Executive staff are always examining the needs over the wants and what is essential for an efficient operation of our residents needs. So, let's put that to rest.

On the broader front, let's state unequivocally that Hollybrook's financial condition is just fine. We are collecting the necessary funds and paying our expenses when due and on time. So, the question arises then, why are we talking about the Line of Credit and assessments? The answer to that is to handle the onslaught of expenditures created by the needs to the legislatively mandated 40 Year inspections, the unprecedented rise in our

insurance premiums, and the unfortunate fact that not even the cost of living increases were applied in the 3-4 years prior, which depleted our contingency reserves. We are patently aware of our resident's individual financial needs and are trying to create systems that will have the least impact on their personal finances. We are certainly working on doing that. That's one of the reasons we opted on the Line of Credit, as it offered in our opinion, the easiest path to achieving the goal of paying our unexpected increase in our insurance premiums, reducing our average roof lifespan so we are in a better position next time around with respect to our insurance factors, and to seriously begin the work on the 40 Year inspection projects.

There has been lots of commentary about the raising of our fees for golf bag storage and locker fees. Please remember we have also had substantial increases in the overall costs of maintaining these items as well. The increase was overdue. No vendor has said to us, "Oh no, you're a not-for-profit organization so we won't give you an increase for the services we render to you." I am sorry we have to ask for these increases but we have very little, if any, choice but to do so to remain competitive.

Please know your Hollybrook Officers and Directors are working very hard to satisfy the operational needs to maintain our beautiful homes without drastically impacting on the individual resident finances. It is truly a difficult task but we are endeavoring to accomplish it as smoothly as possible.

Voters who vote by mail must reapply

Broward County residents who choose to vote-by-mail must complete a new Vote-by-Mail Ballot Request Form (available online) in order to continue to vote by mail for elections during 2023 and 2024. The online application is available for all residents who are currently registered to vote in Broward County. Browardvotes.gov is the relevant website to complete the form and to get additional information.

After the 2024 General Election, voters must repeat the process.

GMC1
Cleaning Services

20 Years Experience
Efficient | Reliable | Professional
Good Reference

FREE Estimates | Se Habla Espanol
954-939-1997
cmccleaningserv@gmail.com

COMPUTER OR PHONE CRISIS?

Desktops • Laptops • Phones

- Connect - Diagnose - Solve
- Microsoft Certified System Engineer
- Email & WiFi Setup and Maintenance
- Microsoft 365 Office Setup
- Virus Contamination/Backup/Recovery
- **Troubleshoot Printers/Scanners/Faxes/Phones**

Quick, Accurate, Courteous Service Anytime!
FREE ESTIMATES!

First-time users **25% OFF** Hollybrook Residents Only

VJ Network Solutions
phone: 954-892-0023
email: vjnetworksolutions@gmail.com
www.vjnetworksolutions.com

Microsoft CERTIFIED IT Professional

BROWARD SCREEN & WINDOW INC.

954-581-1885
Call today for a free estimate
WE SHOW UP

Screen Repairs-Patio Enclosures Privacy Screen-Acrylic Windows Rescreening-Accordion Shutters Privacy Shutters-Hurricane Panels Impact P.G.T. Windows Window Screens and MORE

Jay Bass
2255 SW 70th Ave.
Davie, FL 33017

Harmony in Hollybrook - More Than A Campaign Slogan



The agenda for the October Board of Administration (BOA) Meeting held on October 18th was quite lengthy and the agenda also included several controversial motions. The BOA members were afforded opportunities to hear from our residents via both in-person participation and letters submitted to the forum. In at least one instance, a vote

was postponed after hearing the concerns expressed by our unit owners. In addition, BOA members were provided opportunities to share their opinions in an atmosphere of mutual respect. The phrase "we agreed to disagree" would be an apt description of a few other controversial agenda items. I sincerely hope that my votes cast during the meeting will be in the best interests of Hollybrook residents. I am hopeful that the expected and projected revenue will ultimately justify the costs and will also protect unit owners' safety as we open the golf courses to outside golfers. The revenue generated from outside golfers is essential to defray the costs of this amenity.

I am extremely grateful for the volunteers who assisted me in distributing the 2023-2024 Restaurant Cards during the week of October 16th through October 20, 2023. We took on the additional task of providing the new Blue Books to our residents and for the most part, the process was both pleasant and efficient. Julecia Farris assisted us each morning and she handled the distribution of the Restaurant Cards to unit owners who were unable to pick up on their assigned dates. Julecia will continue to mail the cards to residents who requested this option. In addition, she will continue to distribute the cards when unit owners arrive back in Hollybrook. Please note that our current (2023-2024) Restaurant Cards are still valid through March 31, 2024. Use the current card FIRST since the new cards can be redeemed for food and beverages and will be valid through the end of business on March 31, 2025.

Our first Lunch & Learn Lecture Series was attended by approximately 58 people. Working with my liaison, we already have programs planned for November, December, and January. 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 and these catered luncheons increase restaurant revenue. Again, thanks to our sponsors who paid for the luncheons.

The flu clinic organized in cooperation with the Memorial Pembroke 24/7 Care Center was quite successful. Approximately 85 flu shots were administered to our residents, employees, and our vendors. We want to again thank Brown & Brown for the refreshments served during the event. A quick analysis following the event suggested that the 2024 Flu Clinic should

be scheduled later in October to serve even more participants. I wanted to take this opportunity to express my gratitude to our wonderful volunteers and our dedicated staff.

Each event was supported by both staff and volunteers and none of these would have been successful without their help and assistance.

The September golf course income was \$124,146 which was greater than the golf income of \$92,570 during August. In addition, it exceeded the revenue generated in September of the 2022-2023 fiscal year (\$101,909). The Hollybrook golf revenue during the final month of the second quarter of our fiscal year reveals that we reached 36 percent of our projected yearly golf income of \$1,880,000. Unfortunately, the first six months of 2022-2023 had greater gross golf income (\$738,216) than the same period of 2023-2024 (\$682,689).

A further analysis of golf course gross income in September reveals that the cart fees from our owners were \$13,004 and an additional \$48,607 came from guest fees.

As would be expected during the fall, much of our income comes from outside golfers. Walk-in golfers accounted for \$25,107 of our golf revenue. Our contracts with Golf Now and Canam provided \$18,568. Golf Now revenue was \$9,714 and Canam revenue was \$8,854. Additional sources of golf income were \$4,648 from our military and first responders, driving range fees of \$542 and Par 3 fees were \$153. Fortunately, we also received \$2,060 from tournaments and an additional \$11,458 from other sources.

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. Seventeen owners are currently in Collections with Straley and Otto. Hollybrook is truly quite fortunate to have a very small number of accounts in collections. 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.

Hollybrook Sales



Unit Sales for October

Everyone wants to live here!

BLDG/APT	SELLER - BUYER	BD/RM	PRICE
14-205	Demers to Metivier	2	\$172,000.00
20-109	Baird/Boxall to Tully	2	\$192,000.00
38-301	Candlish to Gayle	2	\$260,000.00
42-110	Weber to Lagueux	2	\$165,000.00

REGULAR BOARD OF ADMINISTRATION MEETING MINUTES



Wednesday, September 20, 2023

President Mike Eaton called the meeting to order at 7:36 p.m. on September 20, 2023.

This BOA meeting was conducted live from the Playhouse as well as virtually utilizing the Zoom conferencing platform. The meeting will be broadcast live

and repeated on Channel 93.

There were 22 board members present: Bergeron, Brittain, Di-Puglia, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Ingram, Koch, Labate, Lachance, McCall, Markowski, Mislove, Mack, Mason, Munju, Rice, Sanabria, Webber, and Yost; Donawa, Greeley, and Tripodi were absent. Also in attendance were Eric Wheeler (General Manager), Alex Ivanaskas (Controller), Shane Laakso (Purchasing Manager), and Querino Pacella (Compliance Director).

Minutes from the board meetings on August 2nd and August 29th were approved by Rosalie Labate and seconded by Joni Esser-Stuart. Both the Treasurer's and Financial Secretary's reports were read.

NEW BUSINESS

MOTION A – TO ENTER INTO A CONTRACT WITH A LANDSCAPE MAINTENANCE PROVIDER

Carl Mack made a motion to approve a contract with Brightview Landscaping for an annual cost of \$439,362 to begin October 1, 2023. The motion was seconded by Elaine Yost. A friendly amendment was made by Joni Esser-Stuart to change the start date of the contract to November 1, 2023. Carl Mack made a motion to postpone until the October board meeting; Myra Markowski seconded the motion. The motion failed with two (2) affirmative (Ingram and Mack) and 20 opposing votes. A final vote was taken, and the motion passed unanimously to approve a new contract with Brightview Landscaping starting November 1, 2023.

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

Joni Esser-Stuart 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).

Association Board Members, needing to access Official Records of the Association shall be exempt from Florida Statutes 718.111 (12) (c) Par. 1. Association Board Members shall request any and all Association Records, as permissible by law. In writing, either by hand or electronically transmitted, addressed to the Recording Secretary of the Association.

DOCKET #	CATEGORY	FINE AMOUNTS	SUSPENSION(S)
309	Harassment	One (1) fine at \$100	
310	Unauthorized Use of Facilities	One (1) fine at \$100	
311	Animal Noncompliance	One (1) fine at \$100	
312	Renovation Noncompliance	Two (2) fines @ \$100 each, totaling \$200	
313	Animal Noncompliance	Two (2) fines @ \$100 each, totaling \$200	
314	Unregistered Occupant & Unregistered Vehicle	Two (2) fines @ \$100 each, totaling \$200	
315	Improper & Offensive Behavior	A suspension prohibiting the entering and occupying a common element, (the Hollybrook Restaurant) until such time that an evaluation and approval can be determined from a health care professional solicited by the Administration.	

BOA Meeting Minutes - Continued on pages 39-42



HealthStone

PRIMARY CARE PARTNERS

FAMILY & GERIATRIC MEDICINE

We Accept Medicare, HMO Medicare Advantage Plans, All Commercial Plans and Marketplace Insurances.

COMPLETE MEDICAL CARE

- Annual Physicals
- Specialists Referrals
- Woman Wellness Exam And Pap Smears
- In-Office Labs & Other Diagnostic Tests
- Home Visits Available For Frail Elderly Patients

■ OPEN SATURDAYS



Hector Fabregas, MD



Yul Lopez, APRN

3 LOCATIONS TO SERVE YOU

PEMBROKE PINES	WESTON	DAVIE
12301 Taft St, Suite 100 Pembroke Pines, FL	2229 N. Commerce Pkwy, Suite 240 Weston, FL	4705 SW 148th St. Suite 102 Davie, FL
954-962-1180	954-349-6378	954-349-6378

www.medilifecenter.com

From *Pembroke Pines Mayor Frank C. Ortis*

Going the Extra Mile



We started this month off on a positive note with “Extra Mile Day,” which was November 1, and recognize that all people can create positive change in themselves, families, organizations, and communities by going the extra mile in their lives. I know that as Mayor of our great City of Pembroke Pines, it is always my goal to go the extra mile for our residents and businesses. I encourage everyone to go the extra mile in their pursuit of dreams and in their lives, adding volunteerism and service to help our communities.

I am proud to say that we are a very generous city, especially at this time of year. For the past 20 years, The Carl Shechter Southwest Focal Point Community Center has joined together with schools, businesses, and residents, to gather donations for the Annual Thanksgiving Food Drive. For 100 families in the Pembroke Pines Community, assisted by these donations, this program makes this holiday time very special.

The donations provide qualifying families with generously filled bins of non-perishable foods (canned and dried), turkeys and much more to ensure a bountiful Thanksgiving meal. Donations must be in no later than Thursday, November 9, and can be dropped off at

City and County

the Center. For more information, please call 954-450-6888.

I hope to see everyone at this year’s Veterans Day Observance on Wednesday, November 11, at noon located at the Charles F. Dodge City Center Memorial Park to honor and recognize the men and women who have served in the U.S. Armed Forces. The ceremony will feature the presentation of colors, musical performances, and guest speakers.

And save the date for one of the most favorite events of the year – Snowfest! Pembroke Pines residents are welcome to join the City of Pembroke Pines Recreation and Cultural Arts Department for this holiday evening of fun on Saturday, December 2, from 4 p.m. to 8 p.m. at the Charles F. Dodge City Center. The air will be filled with the sounds of the holidays with over 300 singers and dancers on the holiday stage, and snow flurries will fly through the air throughout the event. The Annual Tree Lighting Ceremony will take place at 6:30 p.m. There will be free parking, rides, and activities. Concessions will be available for purchase. The event is open for residents only and tickets are required. For ticket details, please visit www.ppines.com/specialevents, follow the City’s social media on Instagram, Facebook, Twitter (X) and Next Door, or contact the Special Events office at 954-392-2116.

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

From *Pembroke Pines Commissioner Tom Good*

Saluting Our Veterans



This month begins with one of our most fun and exciting events, the 25th Annual Art and Music Fest in the Pines. Formerly called Art-fest, this iconic event celebrates its 25th anniversary and diversity in our local community. It will be held at the Charles F. Dodge City Center, on November 4, from 11 a.m. to 8 p.m. and on November 5, from 12 p.m. to 5 p.m.

This two-day art and music celebration is free to the public and all ages are welcome. Music lovers and art enthusiasts alike can expect an unforgettable weekend filled with live music, artists from all over the country, diverse cuisine, hands-on

art demonstrations, a student art competition, free workshops at The Frank Art Gallery, and so much more. There is a lot to see, and I encourage everyone to visit www.ppines.com/artmusicfest for schedules and information.

Now that we have finally cooled down a little, this is a great time of year for enjoying the outdoors more and there is no better place to do that than at the City of Pembroke Pines Savor the Sounds music and food series held in our City Hall Plaza. This free concert series is held once a month on a Sunday from 4 p.m. to 6 p.m. and not only includes music and food trucks, but also artist demonstrations. The November concert will be held on November 19 and will feature Country music by Rough Shot and will feature Artist Alejandra Gotera.

For all our veterans I thank you for serving selflessly. As a veteran myself, I salute you for your fortitude, bravery, and patriotism. I hope to see you all at the Veterans Day Observance on November 11 at noon at the Charles F. Dodge City Center Memorial Park. You can find more information at www.ppines.com. As a City, we find it so important to honor and recognize the men and women who have served in our U.S. Armed Forces.

Just a quick reminder that if you haven’t signed up yet for the City’s digital newsletter called City Connect Newsflash, it’s easy to do at www.ppines.com/newsflash. It will be sent to your email inbox twice a month and features all sorts of city information, programs, and activities.

Have a very happy Thanksgiving. And don’t forget to change your clocks back an hour at 2 a.m. on November 5 when Daylight Saving Time (DST) ends.

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

AL'S
Furniture Repair & Restoration

- Repair old broken chairs
- Replace old dirty seat cushions
- Repair broken dresser drawers
- Refinish & stain any wood furniture

Prompt service
Very reasonable
Call today!

954 793 6686 • 954 793 2615



HOLLYBROOK #1 REAL ESTATE CHOICE

CONTACT MARTIN TODAY!
954-802-5929

mcohen.amgfamilygroup@gmail.com



Martin Cohen P.A
Broker / Manager

Martin Cohen, GRI with 31 years Real Estate experience, is originally from Windsor, Ontario, CANADA. He lives here with his lovely wife Rosanne Wexler Cohen.
He knows how to sell Hollybrook!

**SELLING * BUYING * LEASING * PROPERTY MANAGEMENT * FREE MARKET ANALYSIS FOR SELLERS AND BUYERS
NO EXCESSIVE PROCESSING FEES * MAKE YOUR CHOICE FOR FRIENDLY AND PROFESSIONAL SERVICE**

MARTY'S LISTINGS FOR SALE AND RENT

PHASE V - SPECTACULAR PLUS! GORGEOUS! 2BR/2BA. Large Open Kitchen w/ GE profile SS Appliances including 7' refrigerator. Large snack bar. **FULL SIZE WASHER/DRYER. IMPACT WINDOWS AND DOOR!** Long lake and golf views. Enlarged Master shower with large bench seat. Recreation Lease **PAID IN FULL!**

PHASE IV - TOTALLY UPDATED! Beautiful NEW KITCHEN with SS Appliances, peninsula With extra-large drawers and storage, Quartz Counters and Backsplash. **IMPACT GLASS WINDOWS AND DOOR!** 2BR/2BA Par 3 Golf view. **POOL/BBQ A FEW STEPS AWAY!** Recreation Lease **PAID IN FULL! LIKE NEW! GREAT PRICE!**

Phase I - Everything 1st CLASS BRAND NEW! 2 BR/2BA Bright open kitchen; SS appliances, Quartz counters & backsplash. Impact Glass. Washer/Dryer. PGA 14th fairway/lake views. Patio faces West. **PERFECTION PLUS!!!**

SIDE BY SIDE

PHASE III - MAGNIFICENT, TRANQUIL WATER, GOLF & LUSH LANDSCAPING VIEWS. 2BR/2BA Updated Kitchen & Bathrooms (2 showers), wood parquet Flooring, Recreation Lease **PAID IN FULL!** Walk to Clubhouse! **MOVE RIGHT IN! TURNKEY!**

AND

SAME GREAT VIEW AS ABOVE - 2BR/2BA With LIKE NEW "HAIER" WASHER/DRYER tile flooring in living areas, **HIGH END** furniture and more. Recreation Lease **PAID IN FULL! TURNKEY! BUY THEM BOTH**

PHASE V- SPECTACULAR WIDE WATER VIEW. 1ST Floor 2BR/2BA North/South exposure. Tiled flooring Throughout. **IMPACT GLASS, WASHER/ DRYER HOOK-UP!** Enclosed Patio. Recreation Lease **PAID IN FULL! GREAT OPPORTUNITY! PRICED TO SELL FAST!**

PHASE 1 - BRIGHT AND BEAUTIFUL! 2BR/2BA 2ND Floor corner Expansive PGA 18 th fairway/green view. unit. Accordion shutters, Recreation Lease **PAID IN FULL!** Walk to Clubhouse. **MOVE-IN CLEAN!**

PHASE IV- WIDE LONG LAKE & PAR 3 GOLF VIEWS. 2BR/2BA, Fully Furnished. Also available for Annual Rental. **QUIET CUL-DE-SAC LOCATION.**

COMING SOON

PHASE VI- 1ST FLOOR 2BR/2BA, 1,459 SF, Freshly painted and cleaned throughout. Wrap around balcony. Available Mid-October.

PHASE V - ELEGANT AND TOTAL UPDATE! Wide lake view. 2BR/2BA. High end furniture and furnishings included. Recreation Lease **PAID IN FULL!** Available Mid-October

ANNUAL RENTAL

PHASE II - BEAUTIFUL PGA 17TH GREEN & LAKE VIEWS. 2BR/2BA Fully Furnished. **MOVE RIGHT IN!**

PHASE IV RELAXING N/S EXPOSURE. Gorgeous wide lake view, 2nd floor, 2BR/2BA Rich laminate flooring throughout. **CLEAN AND COMFORTABLE!**

Phase IV - 1st Floor, North/South Exposure. Beautiful Wide Lake View. Fully Furnished.

PHASE V- 2BR/2BA First Floor Tiled throughout **IMPACT Windows, North/South exposure!**

SEASONAL RENTALS

PHASE V - 1ST FLOOR, 2BR/2BA. CLEAN & COMFORTABLE! Walk to Clubhouse. Also available for Annual Rental

PHASE II - GREAT PGA GOLF VIEW! 2BR/2BA, WASHER/DRYER

**HOLLYBROOK'S #1 REAL ESTATE CHOICE
MARTIN COHEN, CRS, GRI
954-802-5929**

Thank You Hollybrook

~
**146 CLOSED
Transaction
Sides**

01/01/2020 - 10/25/2023



APPRECIATION

"Thank you for monitoring our apartment. Best service we've ever had. You are the ultimate professional. What a nice special welcome back. We appreciate you."

Most Sincerely, CR & SR

**EVERY LISTING
PROFESSIONAL
PHOTOGRAPHY!**



General Manager

From the desk of Eric Wheeler



Good Day, Hollybrook Owners, Residents, and Friends,

I've asked our Hollybrook Team Leaders to please take photos of any projects they come across, and to try and give me before, during and after photos. We are working on getting good sets of these for the future, but for this month, I wanted to pull a few photos from my phone and share the "Activity" that happens around the

community. Some owners and residents are far away, and would like to see "What's happening at Hollybrook" even though they aren't here to see it in person.

I will be working with the team leaders over the upcoming months to share work going on around Hollybrook so everyone is "in the loop"!

Sincerely,
Eric Wheeler, General Manager

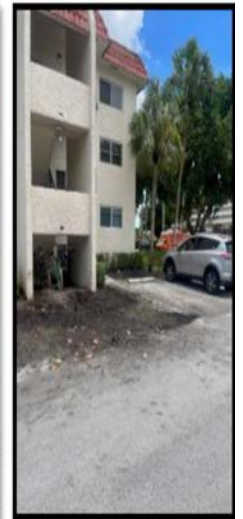
Comcast Fiber Optics – work on property:



Various Tree Trimming and Tree Work:



And other various activity:



FUMIGATION COMPLETED in the Playhouse / Restaurant / Pro-Shop / Cart Barn Rec Center:



Maintenance Department Checklist

Works in Continual Progress

- ✓ Pressure Washing all First Floor Catwalks and Bumpers
- ✓ Repair Asphalt Damaged by Owner Oil Spills
- ✓ Pressure Wash Recreation Building
- ✓ Painting Stripes Throughout Hollybrook
- ✓ Assist Outside Contractors as Needed and Requested.
Example: Administration Building Re-Roofing Project
- ✓ Continue Assisting Downed Elevators Repair

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)
- ✓ Gate A Renovation (waiting for roof permit)
- ✓ Building 30 Fire Recall System (temporary operational permit)
- ✓ Replace Rain Leader (gutters)
- ✓ Painting Shuffleboard Courts

Mission Accomplished

- ✓ Repaired more than 260 Plumbing Issues year to date
- ✓ Cart Barn Hooks Installed

- ✓ Phase 1, 3, and 4 Pools: Painted Coping
- ✓ Phase 2 Pool Tiles Replaced
- ✓ Parking Lot Asphalt Repairs Launched (Repairs scheduled in 3-ton increments for asphalt pick-up.)
- ✓ Assist Outside Contractors with Tenting Recreation Complex for Termites (Board Approval)
- ✓ Cart Barn Lattice Installation and Painting
- ✓ Replace Building 52 Meter Room Door

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!



GOOD SHEPHERD PSYCHIATRIC CONSULTANT, INC.
Every patient deserves the best care. My job is to deliver quality of care at the comfort of your home.

OUR SERVICES
 We provide Psychiatric services which include diagnosis, evaluations, and medication management in Assisted Living Facilities, Nursing Homes, and Home. Virtual visits/ telepsychiatry is also available at your convenience.

DR. URMENE PIERRE
 DNP, A APRN, PMHNP-BC, FNP-BC

9050 Pines Blvd | Pembroke Pines, FL 33024
 Suites 425, 427 & 428
 Office: 754-226-5509 * Toll Free: 877-659-8597
 Fax: 754-300-3904

www.goodshepherdclinic.care
info.goodshepherd20@gmail.com



ON CALL 24/7

DOCTOR JUNK
 Bonded & Insured

WE REMOVE:

- CONSTRUCTION & TREES DEBRIS
- FURNITURE
- APPLIANCES
- GARAGE CLEANOUTS
- LIGHT DEMOLITION
- DUMPSTER RENTALS
- BOBCAT / GRAPPLE TRUCK SERVICES & MORE!

Commercial & Residential
 FREE ESTIMATES

EVICION FORECLOSURE CLEANOUTS
 BUSINESS CLEANOUTS

954-644-3296

doctorjunkphd@gmail.com www.doctorjunkfl.com

PHYSICAL & OCCUPATIONAL THERAPY
 Are You Suffering From Back Pain, Poor Balance, Weakness?

We offer Ultrasound, Massage, Balance & Vestibular Therapy
 Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1. In the Comfort of your Home
 Protective Equipment Protocols

THERAPY IN YOUR HOME
 Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505 | bcaits@bellsouth.net

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) or it can be picked up at the Reception Desk in the Hollybrook Administration Building.

Try it for the rest of 2023 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.

**New Calendar Events
Chair Appointed**

By Mary Oldiges



With a ringing endorsement from Nikki Abbey, Mike Eaton, President of Hollybrook's Board, appointed Nancy Wuerzburger as Calendar Events Chair upon Nikki's retirement on September 15, 2023. Nikki had solicited Nancy to cover for her during the summer. Nikki quickly recognized Nancy's attention to detail, organizational skills, and work ethic as perfect to manage Hollybrook's calendar for the Playhouse, Social Club, and meeting rooms in the Recreation Center.

Nancy shared, "I am excited about this new volunteer experience. I hope to build on what Nikki did, assess the need for additional hours, explore opportunities for growth, and generate profit for Hollybrook. I understand that I am helping people celebrate important events, learn new things, meet with friends who enjoy shared experiences and all that Hollybrook has to offer."

LISA FOX
CAM, CRS, GRI, REALTOR® ASSOCIATE

Signature  **Over 20 Offices to Serve you**
REAL ESTATE COMPANIES



**Thank You Hollybrook Again For Being #1
in Renting over 60 Condos This Season**

Your residential specialist helping buyers and sellers in our community for over 20 years

- Featured listing at our website
- Listings on MLS & Realtor.com
- Professionally prepared photos
- Personal web page



(954) 558-0919

Email: LisaF@SignatureFlorida.com

Get the Jump on the Market

Call to get free email notifications as soon as any new listing that meets

All the Hollybrook MLS listings are at our website

www.hollybrook.net

OFFICE: (954) 431-6600

EMAIL: LisaF@SignatureFlorida.com

Updated Calendar Events Hours and Rates

By Nancy Wuerzburger

As we enter our new season, the board has voted to increase some prices for rental of the Playhouse and Social Hall. It's been many years since prices have been set, so it was needed. They are still a great value and we hope that will entice Non-Residents to rent our venue for their events!

Going forward, all catering must go through our restaurant. They will offer any type of food and beverage that you want.

There will be an additional charge of \$30.00 an hour, for larger gatherings, to maintain safety for residents. This will be assessed by Chief of Security, Mike Tirado, and our General Manager, Eric Wheeler.

As of October 22, 2023 my new office hours will be Tuesday, Thursday and Friday from 9:00 am- 11:00 am except for Thanksgiving week, which will be Monday, Wednesday, Friday.

Please remember all Meeting Rooms, Social Hall and Playhouse events must go through this office. If you have any questions, contact Nancy at Ext.230 or nancy.wuerzburger@hollybrook.com

The new prices to rent out the Playhouse or Social Hall for 2023/24 are:

Residents:

Playhouse- \$500.00 plus deposit
Social Hall- \$200.00 plus deposit.

Non-Residents:

Playhouse- \$1000.00 plus deposit
Social Hall- \$500.00 plus deposit.

Deposit:

Playhouse- \$500.00
Social Hall- \$250.00

Each unit is allowed 2 events per year.

Love thy Neighbor
If you feel sick,
mask up!



All You Need to Know

About Recycling

By Lu Shifrin, Recycling Co-Chair

GREAT RECYCLING NEWS!!!!!!

Great Waste Company has informed Hollybrook that we can now recycle aluminum cans! Unfortunately, we still cannot recycle any glass or tin cans. So please put all glass products in your black and gray trashbin or the dumpster near your building.
Put recyclables:

- ✓ Directly into the blue/green recycling bin in your laundry room or trash room containing the following recyclable products: clean cardboard, boxes (broken down), and paper empty and clean plastic containers, empty plastic prescription drug containers and caps into the recycling bin. (It is advisable to remove any personal information from the prescription before you discard it.)

Put trash:

- ✓ Discarded food or food containers, glass or ceramic objects, empty tin cans, dirty paper or plastic products, Styrofoam products, dead batteries, and dead or broken light bulbs
- ✓ Place your beloved cat or dog's poop into a secured plastic bag (or two); all poop goes strictly into the dumpster!

Following these important guidelines will help keep Hollybrook clean and beautiful, and help us better manage our garbage and recycling costs.

Residential Household Hazardous Waste Drop Off in Pembroke Pines

The City of Pembroke Pines will provide household hazardous waste drop off events in 2023. Drop offs are your responsibility. Please adhere to the list of items that are allowed to be dropped off.

2023 Household Hazardous Waste Disposal Schedule
Hours of operations: 8 a.m. to 2 p.m. ONLY on the dates below
September 9, 2023
December 9, 2023

Take items to the City's wastewater treatment plant - 13975 Pembroke Road

Acceptable Hazardous Waste

Paint thinner/stripper
Paint, oil or latex
Auto fluids- motor oil, coolant, etc
Pesticides/Insecticides
Fertilizer
Pool chemicals
Fluorescent tubes
Flares
Mercury thermometers
Spot removers
Oven and drain cleaners
Furniture and metal polish
Items container mercury
Batteries- rechargeable, auto and marine
Propane tanks

DO NOT BRING UNACCEPTABLE ITEMS LISTED BELOW

Unacceptable Hazardous Waste

Biohazard/medical waste
Explosives
Tires
Business generated HHW waste
Alkaline batteries- AA, AAA, C&D,
9V please dispose in regular trash

Unacceptable Electronic Waste

Office furniture
Stereos/Speakers
Musical instruments
DVD players and VCRs
Appliances
Microwave ovens
Electronic hand tools
Trash and debris

Acceptable Electronic Waste

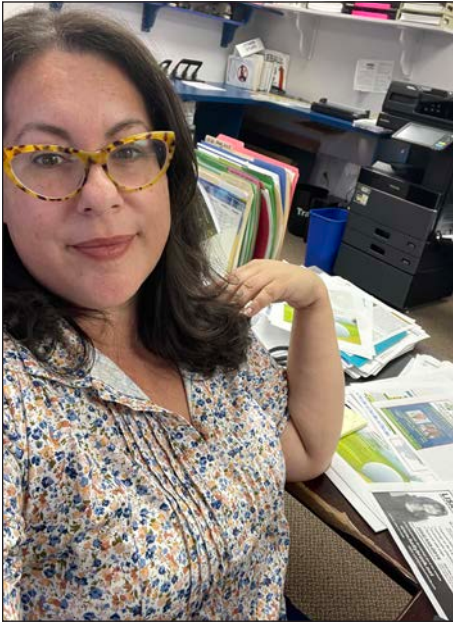
Computers, monitors, keyboards
Computer mice
Terminals and Printers
Fax machines and modems
Cell phones
Televisions
Desk top copiers and scanners
Rechargeable batteries

Residents must bring proof of Pembroke Pines residency to use the drop off services. If you are snowbird, please take your Hollybrook ID card and any other documents that show you live here part time.

Getting to Know Our New Editor and Communications Coordinator

By Mary Oldiges

Mireya Alfonso joined the Hollybrook's staff as its Communication Coordinator at the end of September 2023. As we all know, this is a huge role to step into. Wasting no time and eager to get started, she called her first staff meeting with the department's volunteers on her first day. Mireya committed to getting the October issue of The Voice out to the printer and she did just that by the end of her first week!



Mireya is impressed with the Hollybrook community; so much so she would like to see her mother move here. "My mother recently retired and became widowed. It is a transitional time for her just as it is for many of our residents." She was drawn to working here as a way to use

her experience in a new and challenging setting. "I see my position as one of enriching people's lives by providing information and content through a variety of communication opportunities that will positively impact Hollybrook residents," noted Mireya. As a mother of two teenagers, she is acutely aware of our society that is youth driven. She wants to make sure as the Communication Coordinator that the 55+ community needs are not for-

gotten but are addressed and elevated. She sees the Voice as one of many ways information can reach our residents and recognizes that everyone might not be as tech savvy as they would like to be.

Mireya hopes to use her past experiences as a way to enhance and expand Hollybrook's current social media presence. She was the Social Media Manager and Community Liaison for the Miami-Dade County Board of Commissioners where she was responsible for press releases, e-blasts, social media content and over seeing a monthly literacy event for children. Most recently she came to us from Marketing.com where she was the Content Manager overseeing monthly blog articles and social media calendars for a portfolio of national brands.

When she is not working, Mireya organizes and hosts a monthly vintage market, Miami Vintage Market that has a dedicated following and was named one of the Top 8 Places to Shop for Vintage in Miami by Ocean Drive Magazine. Her experience with event marketing will be beneficial in her role here at Hollybrook! She also enjoys gardening, going to concerts, and traveling with her children.

Mireya has lots of content ideas but very much wants to assess what the community would like to see in The Voice of Hollybrook in 2025. She wants your input as to what is important to you. There is also a need for volunteers in the Communications Department and she hopes that a few good people will join the team! She can be reached at communications@hollybrook.com.

THE VOICE OF HOLLYBROOK

If you'd like to join our team, pass by the Communications Office to learn more! Or email communications@hollybrook.com

BUILDERS SHUTTER SUPPLY

1451 SW 12th Avenue • Pompano Beach

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

(954) 295-2309

CC# 01-10091-AE-X

ATS Advanced Tax Solutions, LLC.

- ◆ Certified Acceptance Agent
- ◆ Closing Documents 8288, 8288A
- ◆ Income Tax Preparation
- ◆ FIRPTA
- ◆ ITINs W-7

Doreen Schmid, CPA
FIRPTA and ITIN Specialist

Phone: 954.764.6300
Doreen@atsflorida.com
www.atsflorida.com

“Your #1 Choice for Hollybrook Real Estate!”
“Votre Meilleur Choix en Immobilier à Hollybrook Golf & Tennis Club!”

**Sales, Yearly & Seasonal Rentals. Property Management Services.
Staging & Home Improvements. Home Inspections. Real Estate Attorney Svcs.**

Vous désirez posséder une résidence au soleil sur la côte est dans le sud de la Floride ? Près de la mer, de la plage, du sable, des terrains de golf et loin de la neige et du froid ?

Pourquoi ne pas réaliser votre rêve et devenir propriétaire ? Avec mon équipe (un avocat et un courtier d'assurances francophones), je pourrai vous accompagner et rendre votre transaction facile et agréable. Ne manquez pas l'occasion. Le marché immobilier dans le sud de la Floride est nettement à l'avantage du futur acheteur et du futur investisseur. Il est temps d'en profiter et de devenir propriétaire de votre propre résidence secondaire au soleil.

**FREE Market Analysis. FREE Local and International Marketing Exposure!
FOR A LIMITED TIME ONLY!**

Sellers and Buyers, I will pay for an appliance service contract for the 1st year when you list and close with me. *

GRATUIT : Analyse de marché

~~~~~

**\*À la clôture de la vente ou de l'achat, vous aurez droit à un contrat d'entretien d'appareils ménagers d'un an, à la condition de vous représenter comme agent immobilier jusqu'à la clôture du contrat.**

\*Des restrictions s'appliquent.

**www.canadianbuysfloridaproperties.com**

English, Spanish  
and French

***Demandez-moi comment jouer  
au golf gratuitement !***

***-Services de gestion immobilière***

***-Services légaux en français***

**Appelez-moi ou faites-moi parvenir un courriel.**

***Militza Fernandez, GRI***

**Cell: 786-512-7074**

**Homes@militzafernandez.com**

**FLORIDA REALTY FUSION, CORP.**

**Office / Bureau: 954-674-1869**

**www.militzafernandez.com**

**FLORIDA  
REALTY FUSION**

# Monthly Lunch and Learn Series Brings Guest Speakers to Hollybrook

By Mary Oldiges



Hollybrook's Lunch and Learn series kicked off on Friday October 13, 2023, with speaker, Dr. Alejandra Perez, the Medical Director of the Braman Family Breast Cancer Institute, Sylvester Comprehensive Care Center. Dr. Perez addressed the importance of early detection and regular check-ups as one in twelve women will be diagnosed with breast cancer at some point in their lives. Dr. Perez also encouraged participation in clinical trials and

described their importance in making progress in curing breast cancer. Several women shared their own experiences and the team approach to care which is now the protocol for treatment. "It was just a great learning experience and Dr. Alejandra Perez did an amazing job covering the continuum of breast care services and options available to women of all ages," noted attendee Maureen Ingram.

Joni Esser-Stuart, Hollybrook's Financial Secretary is responsible for facilitating The Lunch and Learn series. "I thought it was a good opportunity for Hollybrook residents to learn about health and wellness. It was also an opportunity to raise revenue for the restaurant which provided lunch as all of the cost was covered by the sponsors." Working closely with PR2U, Joni is organizing a year-long series. Friday's Lunch and Learn, which was attended by over 60 residents, staff and friends of Hollybrook was sponsored by Humana, Haven Home Health, and Clear Captions.

The next Lunch and Learn series will be held on Friday November 17, 2023, from 11:30 a.m. to 1:00 p.m. Dr. Bryan Lieber will be discussing Dementia and Alzheimer's. Future topics will address Elder Law and Coping with the Holidays. Please be sure to sign up and register early with Carol Mazza at 954.431.0600 at ext 234 or carol@hollybrook.com. As Carol stated, "Dr. Perez did a wonderful job and I am so proud to be a part of offering this to our Hollybrook community."



Photos by: Victoria Turnbull

**Upcoming Lunch & Learn**

|                                               |                                                |
|-----------------------------------------------|------------------------------------------------|
| Friday, November 17<br>Dementia & Alzheimer's | Friday, December 8<br>Coping with the Holidays |
| Friday, January 12<br>Elder Law               |                                                |

**FOX Group Real Estate** **EXPERIENCE OUR RESULTS**

Golf, Swim and Live in a Fabulous Resort Lifestyle... a premier 18-hole golf community.

**HOLLYBROOK GOLF & TENNIS CLUB**

Send me your email and any questions just ask for latest available listings... a resident of Hollybrook

FOX GROUP  
954-579-7237  
soldforgold@aol.com

**DIANE S JANSEN**  
LICENSED REAL ESTATE BROKER  
15757 Pines Boulevard, Ste. 733  
Pembroke Pines, Florida 33027-1207  
SELLING HOLLYBROOK SINCE 2003



# Hollybrook REALTY, LLC

THE ORIGINAL HOLLYBROOK AGENCY SINCE 1973



**Barry Spatz**



**Denis Kersaint**



**Lisa Fox**



**Consuelo Maulin**

View every Hollybrook Golf & Tennis Club available listing at:

[www.HOLLYBROOK.net](http://www.HOLLYBROOK.net)

Whether you are buying or selling  
WORK WITH THE EXPERTS FOR OVER 40 YEARS

- Leading agency for Sales & Rentals for over 40 years
- Featured listing on Hollybrook website
- Email, Magazine & Web Marketing
- All listings on MLS & Realtor.com®
- Apartment prep, staging, cleaning & repair assistance available
- Pre-qualification of buyers and renters
- Superior Technology & Marketing
- Nous Parlons Français / Hablamos Español  
Nou Pale Kreyòl

CALL US TODAY  
**954.431.6600**



**Hollybrook**  
Realty, LLC

13460 SW 10th Street,  
Pembroke Pines FL, 33027

Full Service Real Estate Agency

Specializing In Hollybrook Golf & Tennis Club Condominiums

Nous Parlons Français • Hablamos Español • Nou Pale Kreyòl

[www.Hollybrook.net](http://www.Hollybrook.net)

Ph: **954.431.6600** | Fax: **954.431.7588**

Ben G. Schachter & Barry Spatz, Licensed Real Estate Brokers

Consuelo Maulin, Denis Kersaint, Lisa Fox & Lizzette Porco are Licensed Sales Associates with Signature International Real Estate, LLC

Hollybrook Realty, LLC is a division of The Signature Real Estate Companies.

# Embracing Longevity

## The Eight Healthy Life Habits of the Blue Zones

By Mireya Alfonso



Stock Photo

In a world where the pursuit of a long and fulfilling life is a universal dream, the Blue Zones have been a source of fascination and inspiration for decades. I recently learned about the Blue Zones from a Netflix docu-series. These unique regions scattered across the globe are home to some of the world's healthiest and longest-living people. The term "Blue Zones" was coined by National Geographic fellow Dan Buettner, who, after extensive research, identified

common habits that contribute to the exceptional longevity and vitality of these communities. In this article, we'll delve into eight healthy life habits of the Blue Zones that can offer valuable insights and inspiration for those looking to enhance their well-being.

1. **Move Naturally** - Physical activity doesn't have to mean grueling workouts in the gym. The Blue Zones emphasize the importance of natural, daily movement. Whether it's gardening, walking, or simply going about your daily tasks on foot, staying active and engaged in physical activities is key to maintaining vitality and well-being as you age.
2. **Eat Wisely** - A common thread among the Blue Zones is a predominantly plant-based diet. Fruits, vegetables, whole grains, and legumes form the foundation of their meals. Fish and lean meats are consumed in moderation, while processed foods are limited. By focusing on fresh, locally sourced, and seasonal ingredients, you can significantly boost your health and longevity.
3. **Cultivate a Sense of Purpose** - In the Blue Zones, having a reason to wake up in the morning is fundamental to longevity. Whether it's through work, hobbies, or community engagement, nurturing a sense of purpose keeps the mind sharp and the heart full.
4. **Unwind with Friends** - Strong social connections are a hallmark of the Blue Zone communities. Regularly spending time with friends and family provides emotional sup-

port, reduces stress, and contributes to overall happiness. Foster your social bonds, and they'll nurture your well-being in return!

5. **Embrace Stress Reduction** - Stress is an inevitable part of life, but how you manage it can have a profound impact on your health. In the Blue Zones, mindfulness practices like meditation, prayer and yoga are common ways to reduce stress. Learning to relax and find balance in your life is a key component of living a long and healthy life.
6. **Moderate Alcohol** - If you enjoy a glass of wine with dinner, you're in good company with the Blue Zones. They advocate for the moderate consumption of alcohol, particularly red wine, as part of their lifestyle. However, moderation is key, as excessive alcohol consumption can have detrimental effects on health.
7. **Prioritize Family** - Blue Zone cultures place a strong emphasis on family, often living in multigenerational households. The support and interconnectedness within these families provide a sense of security and belonging. Strengthening your family bonds can be a source of joy and emotional well-being in your golden years.
8. **Engage in a Spiritual Practice** - Spirituality, whether through organized religion or personal beliefs, is a common thread in Blue Zones. Connecting with something greater than oneself can provide comfort, reduce stress, and promote a sense of purpose and meaning in life.

Living in an active retirement community like Hollybrook, means the wisdom and inspiration of the Blue Zones can be a valuable guide for living a longer, healthier, and more fulfilling life. By adopting these healthy life habits, you can enhance your well-being, strengthen your connections, and experience the joys of a truly enriched and vibrant lifestyle. The Blue Zones offer a blueprint for longevity, and it's never too late to start integrating these practices into your daily routine. Luckily, Hollybrook residents have a variety of activities and amenities offered within the community that will help make these habits easy to incorporate in your daily routine!

Stock Photo

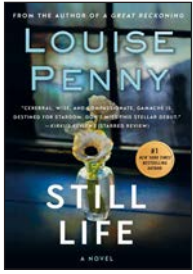


# 'Still Life'

*The first in the Inspector Gamache mystery series*

*By Terri Reinkenin*

Sadly, the deceased body of a local and respected denizen of



Three Pines is discovered on Thanksgiving morning in the woods beneath a deer blind. Apparently this never happens in this small rural village just south of Montreal, Canada. Initially determined to be an unfortunate hunting accident, once Chief Inspector Armand Gamache of the Surete du Quebec is involved, her demise is found to be so much more than an

accident.

Perhaps I read too many Nancy Drew books as a child, but I do love a good mystery series. Especially, a good murder mystery series!

“Still Life” by Louise Penny (2005), a Canadian author, is the first in a series of murder mysteries in the life of Inspector Gamache. Lucky for me, and other fans of both Louise Penny and Inspector Gamache, there are eighteen more books in the series.

Additionally, I have found recently that there is one season with eight episodes of “Three Pines” on Netflix. I’m not sure

yet if it will be continued.

I highly recommend this series of “who done its.” Inspector Gamache is a delight of laid back curiosity and acumen, and I love meeting the various residents of Three Pines and the guilty suspects are often quite a surprise.

Personally, I am embarking on a challenge to read all nineteen in the series. Nancy Drew would be proud!

The entire Louise Perry series is available from Amazon, also at Barnes and Noble, and the first book, “Still Life” is available in the Hollybrook Library.

**55 AND UP MEAL DEAL!**

**DELIVERY ON MONDAY AND WEDNESDAYS**

**ORDER OUR HEALTHY PRESET WEEKLY HOME COOKED MEALS FOR DELIVERY STRAIGHT TO YOUR DOOR TODAY!**

**ORDER NOW!**  
 CALL: (786) 413-2203 OR  
 WEBSITE: COCONUT305.COM  
 EMAIL: THECOCONUT305@GMAIL.COM

**THANK YOU HOLLYBROOK!  
 FOR MAKING US YOUR  
 PREFERRED DENTISTS**

More than 500  
**Google**  
 Reviews ★★★★★

**SALGRA**  
 DENTAL GROUP

**Ph: 954-967-8280**

**Claudia Salas D.D.S - Tomasz Grabczak D.D.S**

**22 YEARS CREATING SMILES**

---

**FREE** Consultation and X-Rays

New Patient Special  
**\$100 OFF** Any Whitening System

**FREE** Dental Implant Consultation & **invisalign** Consultation

7861 Pines Boulevard - Pembroke Pines FL 33024 - College Plaza - [www.salgradental.com](http://www.salgradental.com)

# Was Refrigerated Food Thrown Away?

ASK MS. HOLLY



Dear Ms. Holly, I am very upset because on Facebook I read that Hollybrook's restaurant did not properly manage the refrigerated food when

the complex was tented recently. I heard we lost thousands of dollars. Is this true? Sincerely, Upset in Hollybrook

Dear Upset in Hollybrook,

Thank you so much for your question. You are one of many who was left with the impression that there was significant loss during the tenting. Ms. Holly was distressed as well not just by this ugly

UNTRUE rumor but how unfair these comments are to the dedicated staff and volunteers who were so creative to ensure there were no losses. Ms. Holly spoke directly with Michael Fishman, Hollybrook's restaurant manager, "There was no food loss refrigerated or otherwise and the staff was vigilant throughout the process." Michael then described the arduous process he and the staff employed to prepare for the tenting and management of the food in the refrigerated truck as well as what could and could not be left in the restaurant while it was being gassed. For example, even straws had to be removed in the off chance that a paper wrapper has a small hole. "The restaurant was stripped down and essentially had to be reassembled," noted Michael.

Ms. Holly also spoke with Rosalie Labate, Treasurer, who confirmed Michael's statement. "I would like to take this opportunity to dispel a troublesome rumor: NO FOOD WAS DAMAGED OR

THROWN AWAY WHILE THE TENTING WAS BEING DONE. Cheney Brothers, one of our vendor food providers, gave us a refrigerated truck to store our food products while the tenting was in process. Unfortunately, the truck had a problem and needed to be replaced. The truck was immediately replaced. All of the food products were moved to the new truck, and everything was secured and safe. I reiterate, no food was damaged, destroyed, or spoiled. The reason the restaurant did not open on the scheduled Friday after the tenting was to ensure that all of the gases in the buildings had been expelled from each and every area and thus posed no threat or harm to any of our residents."

Ms. Holly is grateful you have given her a chance to correct this ugly rumor. Rumors do harm. They are mean-spirited and can be very demoralizing to the staff that worked so hard to reduce the number of days that was needed to both prepare to close the restaurant and then reopen it. It is also undermines residents' confidence in our leadership and administrative team. Ms. Holly encourages you to volunteer. It is one of the best ways to be involved, support your community, and when you hear a nasty, ugly rumor, you can check it out for yourself.

**Protect Yourself**

- Power of Attorney
- Healthcare Surrogate
- Living Will
- Medicaid & Veterans Planning

**Protect your Family**

- Last Will & Testament
- Trusts
- Lady Bird Deed

**Probate & Trust Administration**

Call today to schedule your initial telephone consultation or email us

**954-367-2327**

Office in Hollywood, minutes away from Hollybrook

**Attorney Cynthia J Arevalo**  
www.arevalolaw.com

**AREVALO LAW**  
GUIDANCE FOR LIFE'S TRANSITIONS

**Carolyn Parkin**

**CNA & MA**

**Experienced Loving Care**

**Call 754-422-1742**

**Certified & Insured**

## 50 Years of Hollybrook Clubs

By Mary Oldiges



Any conversation with long-time residents almost always includes fond memories of Hollybrook's many clubs. Hollybrook sanctioned clubs offered a wide range of opportunities for individuals to strengthen our community through mutual interests and shared experiences.

Most people don't expect to make friends in their later years. Through Hollybrook club's lifetime friendships were formed. Many clubs remained active throughout the decades. Others met a natural demise through relevancy, leadership voids or population shifts. Like so many things, Covid had a profound effect on every club's viability.

One of the first clubs formed was by Hollybrook's developer who was from Milwaukee, Wisconsin. It was active through the mid-nineties. Like almost all the sanctioned clubs, it was open to all residents. The Hadassah Club and ORT had over 300 members at one point. The club raised money for charity, hosted fashion shows, planned weekend trips, arranged for field trips to attend theater and ballet performances and so much more. The Italian Club is currently inactive. It is hoped that they will be

in full swing soon. The club welcomed everyone whether Italian or you just wanted to be Italian.

The club was a social club but also celebrated Italian culture and its' contribution hosting lectures on famous Italians, opera, architecture, and science.

Of course, there was always great food. The Caribbean American Club is active and has met post Covid. Historically, they held fundraisers to support the Dillard High School for the Arts Jazz Band which over time has placed first, second and third in national competitions.

Fortunately, being on the other side of the pandemic, clubs are now meeting and new ones are being formed. There are several active clubs in Hollybrook including the Singles Club, golf, tennis and pickle ball clubs. Clubs are typically open to everyone, unless gender specific. They are a great way to make friends, have fun, and enjoy shared interests. "In the past, clubs had criteria to meet, paperwork to file, and approval given to be considered a sanctioned club. Our administration is currently exploring what process and paperwork will be required as well as whom to contact. Look for more information on how to start a club in the next issue," noted Mike Eaton.



The Voice of Hollybrook Archives



Unique Golf View unit for you to buy!

Completely remodeled, new appliances !

8900 Washington Blvd, Apt 304A

Schedule a showing (305)-610-1905



## Volunteer Spotlight: Nikki & Lucy The Dynamic Duo

By Mary Oldiges



Photos by: Mireya Alfonso

Nikki Abbey and Lucy Pacella are sisters in service and friends for life. They recently retired with a combined 50 years of volunteer service to Hollybrook. “Nikki and Lucy are the epitome of what it means to be a volunteer at Hollybrook. Their contribution was invaluable to our community.

The two represent thousands of hours of service and hundreds of thousands of dollars in savings” stated Mike Eaton, President, Board of Administration.

Lucy and Nikki started volunteering when they were seasonal residents. If you were a new resident, Nikki was tasked with visiting you with a warm welcome and an orientation to Hollybrook. Lucy initially assisted in Records, with Total and golf locker management. When they became year-round residents, they increased their volunteer hours and the range of volunteer projects. If in the last 30 years, you attended an event in the Playhouse, a charity golf tournament, picked up a restaurant card, attended a New Year’s Eve party, booked an event in the Social Hall, you likely



had contact with one of these two exceptional women.

“They are dedicated, kind and easy to work with. They will do anything you ask and will always go the extra mile,” noted Lois Hollands who served on several committees throughout the years with Lucy and Nikki.

Both women shared that they were inspired to volunteer to give back and to benefit the Hollybrook community. “I liked having responsibility. I liked making sure that events ran smoothly. I liked staying busy and it was a great way to learn about Hollybrook and most importantly, making lifelong friends. I am most proud of my work in the renovation of the lobby in the Administration Building.” Lucy echoed Nikki’s reasons for volunteering and added, “I loved meeting new people, raising money for Memorial Hospital, organizing golf tournaments, and of course, the Italian Culture Club.”

The ladies are already busy in their retirement. They both are avid card players, have plans to spend more time with their families, and have more time to relax and enjoy their second retirement. Lucy, the 30th Anniversary Hollybrook Baking Contest winner, hopes to bake more!



## Postcards From Elsewhere

### A Journey Back to the Homeland: Exploring Italy

Story and Photos by Rosalie Labate



Approximately five decades after my first visit, I was granted the privilege of revisiting the ancestral homeland of my grandparents, Italy. This voyage was brimming with excitement and nostalgia, as it transported me to familiar cities and introduced me to the uncharted beauty of new destinations in Croatia. The trip was a poignant exploration of my Sicilian roots and a captivating odyssey through the bustling streets of Catania, the enchanting vistas of Taormina, and the warmth and kindness of the Italians I met.

My journey began with a heartfelt connection to my Sicilian heritage, as I ventured into Catania and Taormina. Memories of my past visit sprang to life, mingling with the exotic beauty of Taormina and the vibrant energy of Catania. However, it was the encounters with the gracious locals that left an indelible mark. Attempting to converse with them in my fractured Italian was nothing short of delightful, and the shared moments and exchanged ideas were genuine and heartwarming.

As the cruise continued, the ship docked in the fascinating city of Split, Croatia. Being an avid Game of Thrones fan,

it was a surreal experience to tread upon the very locations where iconic scenes had been filmed. We even had the chance to explore a museum that doubled as the mythical dragon-keeping cave. The thrill of connecting with the fantasy world I had seen on screen was a dream come true.

Navigating through Europe’s hilly landscapes proved challenging as most attractions sat atop mountains and hillsides inaccessible by cars and buses. So, I opted for a local service that operated a nimble, two-seat buggy, granting me the freedom to enjoy land excursions.

Italy, with its unparalleled historical significance and cultural richness, never ceased to amaze me. Yet, as I reflected on the trip, my sentiments mirrored those of my first voyage abroad. It reaffirmed my profound gratitude for being born in the great United States, which I am proud to call home. There truly is no place like it.

**Rosalie’s Pro Tip:** I embarked on this enchanting journey with Viking River Cruise. I highly recommend checking their website, where you might stumble upon sales that let you reserve a cruise for as little as \$25 down, or even a cruise that includes complimentary airfare.







# Volunteer Recruitment

Looking for a rewarding and challenging volunteer opportunity?

**Learn more about the available volunteer positions in these programs:**

- **SHINE** (Serving the Healthcare Needs of the Elderly)
- **ConnectingWithU** telephone reassurance program
- **Health & Wellness** classes

**Please call**  
954-745-9567

#### **Location**

Area Agency on Aging of Broward County  
5300 Hiatus Road Sunrise, FL 33351  
[www.adrcbroward.org](http://www.adrcbroward.org)



Area Agency on Aging  
of Broward County

## The Tricolored Heron is No Snowbird!

Story and Photos by Mark Favus



Wetlands are sanctuaries of biodiversity, and they host a fascinating array of bird species, including the elegant Tricolored Heron (*Egretta tricolor*). The Tricolored Heron is a full-time resident at Hollybrook. Apart from mating season, they feed at the edges of our lakes year-round. Since starting to photograph wildlife here at Hollybrook at the start

of the COVID-19 lockdown, they have become one of my favorite subjects.

They are skilled hunters that primarily feed on small fish, amphibians, insects and invertebrates. They are particularly interesting to watch as they feed along the edges of the lakes. They employ a range of hunting techniques, including slow stalking, wading and swift striking. They often appear to almost dance on water as they fly up and descend to catch fish with their beak. They often continue this “dance” for half an hour or more. With remarkable precision, these birds plunge their sharp beaks into the water to catch their prey in the blink of an eye! Another interesting behavior is called umbrella feeding. In this case the heron forms its wings into an umbrella to provide shade so the fish cannot see them. This makes them a formidable predator, while also playing a crucial role in controlling populations of aquatic organisms.

The most striking feature is their remarkable plumage. Their feather colors include white belly, blue/purple top feathers, and reddish-brown stripes on the fore neck. During breeding season there are white plumes on the back of the crown and shaggy purple, brown feathers on the lower neck, crown and back. They are relatively small herons, standing a little over 2 feet with a wingspan of 3 feet.

Courtship displays involve a fascinating array of behaviors, including bill-clattering, preening, and aerial displays. After forming a pair bond, they engage in the task of nest building, with both males and females contributing materials to con-

struct a sturdy platform for their eggs. The male selects the twigs and builds the nest under the direction and approval of the female. Females typically lays 3 to 4 blue green eggs. Once the chicks hatch, the female typically brings food to the nest. At three weeks the young herons are increasingly left on their own to learn how to feed. You can observe them angrily chasing their mom for food. The chicks display mostly brown feathering which gradually changes as they mature. You can observe them during February and March at Wakodahatchee Wetlands in Boynton Beach.

Because they're here year-round you can always find them at the edges of our lakes, particularly in the early morning. They put on quite a display and tend not to be disturbed by human presence as they're so focused on catching fish. Watching them is one of the joys of living in our wildlife refuge, otherwise known as a PGA golf course. You can easily walk by the edges of the lakes away from the active golf course. Just wear good waterproof shoes and enjoy the sunshine and cooler weather as we approach fall.



# Top 5 Gift Ideas for Millennials

By Terri Rinkinen

Features

It is that time of year again! With the holiday season fast approaching, we're left to ponder, "what gifts to get 'the kids' for the holidays?" Whether you're shopping for grandkids or neices and nephews, or spoiling your own grown 'kids', keeping up with trends can be daunting! And who wants to deal with holiday shopping crowds?

To help you (and me), I have consulted with Google, checked out the bestsellers on Amazon, and polled my "Gen X, Y & Z" family and friends, to find the top five holiday gift ideas from their suggestions. For an absolute ease of shopping, all of these top contenders are available online on Amazon:

- 1. Soda Stream (\$159.00):** The complete kit to make your own flavored sparkling water at home. This will be a hit with all ages!
- 2. Chefman Air Fryer (\$99.00):** A Rotisserie, Dehydrator & Convection Oven altogether for a healthier alternative to fried food. Air Fryers make weekday food prep a breeze and a welcome gift for young parents or college students.
- 3. Smirly Charcuterie Board (\$59.87):** Elaborate charcuterie boards are the hottest trend in "entertainment with appetizers," this comes with multiple serving boards and accessories.
- 4. Amazon FIRE TV Stick (from \$39.99):** This easy to use gadget allows your TV to stream over 1.5 million movies, TV shows, and music sources from multiple networks.
- 5. "50 States: 5000 Ideas" (\$14.98):** A National Geographic book with "the best travel experiences in every state, from the

obvious to the unexpected" (published in 2017, with 288 pages & photos). A thoughtful gift for those that love to travel!

If all else fails, an Amazon Gift Card is always a welcome gift!

Amazon especially has amazing deals in November, especially on Black Friday (11/24/23) through Cyber Monday (11/27/23). And, if you are an Amazon Prime member, delivery is free to your address, or to the gift recipient's address.

Honestly, I am a huge fan of shopping from local businesses. There is nothing more enjoyable than spending a Saturday morning wandering through the Yellow & Green Farmers Market in Hollywood. However, for an incredible variety of gifts and prices, and especially for shopping from the comfort of your own home, you really cannot beat shopping online.



Photo by: Karolina Grabowska

## South Florida Medical Center

6301 PEMBROKE ROAD, HOLLYWOOD. PHONE: 954-961-8394

ARMANDO ROCA JR, D.O.  
BOARD CERTIFIED IN FAMILY MEDICINE  
CERTIFICADO POR EL BOARD DE MEDICINA FAMILIAR

### OUR SERVICES INCLUDE:

- \*EKG - LABORATORY
- \*PHYSICAL THERAPY
- \*MINOR SURGERY
- \*DIAGNOSTIC ULTRASOUND
- \*IMMIGRATION PHYSICALS
- \*CITIZENSHIP EXAM WAIVER QUALIFICATION



### NUESTROS SERVICIOS INCLUYEN:

- \*EKG - LABORATORIO
- \*TERAPIA FISICA
- \*CIRUGIA MENOR
- \*ULTRASONIDO DE DIAGNOSTICO
- \*INMIGRACION: EXAMEN FISICO
- \*EXCEPCIÓN EXAMEN DE CIUDADANIA - EVALUACION

AFILIADOS A HUMANA "MEDICARE ADVANTAGE" PLAN / AFFILIATED TO HUMANA MEDICARE ADVANTAGE PLAN  
OFICINA DE DISTINCION DESDE 1988 - OFFICE OF DISTINCTION SINCE 1988

LLAME A NUESTRAS OFICINAS PARA MAS INFORMACION SOBRE OTROS PLANES DE SEGUROS Y PARA CITAS  
CALL OUR OFFICE FOR MORE INFORMATION ABOUT OTHER INSURANCE PLANS AND FOR APPOINTMENTS  
LANGUAGES: ENGLISH, SPANISH AND CREOLE



## CITY OF PEMBROKE PINES MINOR HOME REPAIR GRANT PROGRAM

The City of Pembroke Pines has grant funding available benefiting low- to moderate-income households. The Minor Home Repair grant program is administrated by its housing consultant Community Redevelopment Associates of Florida.

Programs aimed at rehabilitation of existing dwellings are designed to correct building code issues as well eliminating health and safety problems among other items.

Emphasis is placed on improving handicap accessibility and the removal of architectural barriers.

Installation of ramps and grab bars, renovation of bathrooms and other living spaces to provide greater mobility and accessibility for persons with disabilities are possible.

Additional information may be obtained from the City's website at <https://www.ppines.com/371/Housing-Programs> or Community Redevelopment Associates website at <https://www.crafla.com>, where you may download an application.

Interested parties may contact Virginia Bermudez, Community Development Coordinator at (954) 431-7866 x110 for information. Se Habla Español.

# Hollybrook has a Blast at the Vampire Ball



Photo by: Mireya Alfonso

Halloween was a blast here at Hollybrook! The Vampires Ball took place in the Playhouse and the turnout was amazing. Live music was provided by Euphoria. There were so many great costumes. It was a great way for residents to let loose and have some fun. Can't wait for the Snowflake Ball later this month on 11/25! Contact Connie Mason at 954-648-0115 for tickets.

## Breathtaking Sights of Hollybrook

During the recent Golf Fundraiser, Rosalie Labate was kind enough to give me a proper tour of the PGA golf course, which was spectacular! Here is the Joel S. Hyman Bridge which really stood out to me as it is so picturesque.



Photo by: Mireya Alfonso

## Features

### Happening Around Town

#### 25th Annual Arts & Music Fest

November 4, 2023, 11:00am – November 5, 2023, 5:00pm  
Charles F. Dodge City Center, Pembroke Pines  
FREE to the public.

#### Festival of Classics

November 4, 2023 – November 5, 2023 4:30pm – 6pm  
Las Olas Oceanside Park, Fort Lauderdale  
FREE theater performances of Shakespearean plays

#### Veterans Day Ceremony

November 11, 2023, 12:00pm  
Charles F. Dodge City Center

#### The Wonderland Rink

November 13, 2023 – January 1, 2024  
Las Olas Oceanside Park, Fort Lauderdale  
A 4,000 sq. ft. eco-friendly and technological marvel that brings the thrill of ice skating seaside under blue skies and swaying palm trees. Tickets on sale now online!

#### Holiday Tree Lighting

November 17, 2023, 7:00pm  
ArtsPark at Young Circle, Hollywood

#### Savor the Sound Music Series

November 19, 2023, 4:00pm – 7:00pm  
Charles F. Dodge City Center  
Live music & food trucks. Bring blankets and chairs. Free.

## Unlimited Cabinet Designs, Inc

1798 SW 31<sup>st</sup> Avenue  
Hallandale, FL

**954-923-3269**

CUSTOM CABINETS \* WOOD \* MICA  
KITCHEN \* VANITIES \* WALL UNITS \*  
COUNTERTOPS

E-mail – [uncabdesigns@gmail.com](mailto:uncabdesigns@gmail.com)

**We Buy Factory Direct**

Licensed – Insured

**In Business for 30 years!**

# Swing for a Cause: Hollybrook Playhouse Golf Fundraiser Tees Up Community Support

Story and Photos by Mireya Alfonso

On a sun-kissed day, this past October 28, 2023, residents of Hollybrook gathered on the pristine greens for a day of fun and philanthropy! The occasion was the Hollybrook Playhouse



Golf Fundraiser, a shining example of the close-knit community coming together to support their beloved Playhouse.

The Hollybrook Playhouse, a treasured gem nestled in the heart of Hollybrook, has long been a hub for live performances, monthly dances and other community events. However, the Playhouse has been in need of significant repairs and renovations. It was in this spirit that President

Michael Eaton came up with the idea for a Golf Fundraiser that would benefit the Playhouse. The planning and execution of this fundraiser was spearheaded by General Manager, Eric Wheeler, with assistance from the Communications Department and a small team of resident volunteers.

Participants were greeted by perfect weather as the course offered a breathtaking backdrop for the day. Local golfers and Hollybrook residents came together for a common goal – raising funds to breathe new life into the beloved Playhouse while enjoying a gorgeous day of golf.



In addition to golf, the event featured a raffle. In the weeks leading up to the event, volunteers rallied local businesses to contribute prizes. The prizes ranged from a beautifully framed Mark Favus photograph to gift certificates to local businesses; there was something

for everyone. Raffle tickets became a hot commodity with golfers and residents alike eager for the chance to win one of these fantastic prizes. Not to be left out, the Restaurant at Hollybrook ran a Fundraising Lunch on the restaurant patio that day as well. This provided another way for residents and golfers to support the Fundraiser. They also contributed prizes to the raffle as well!

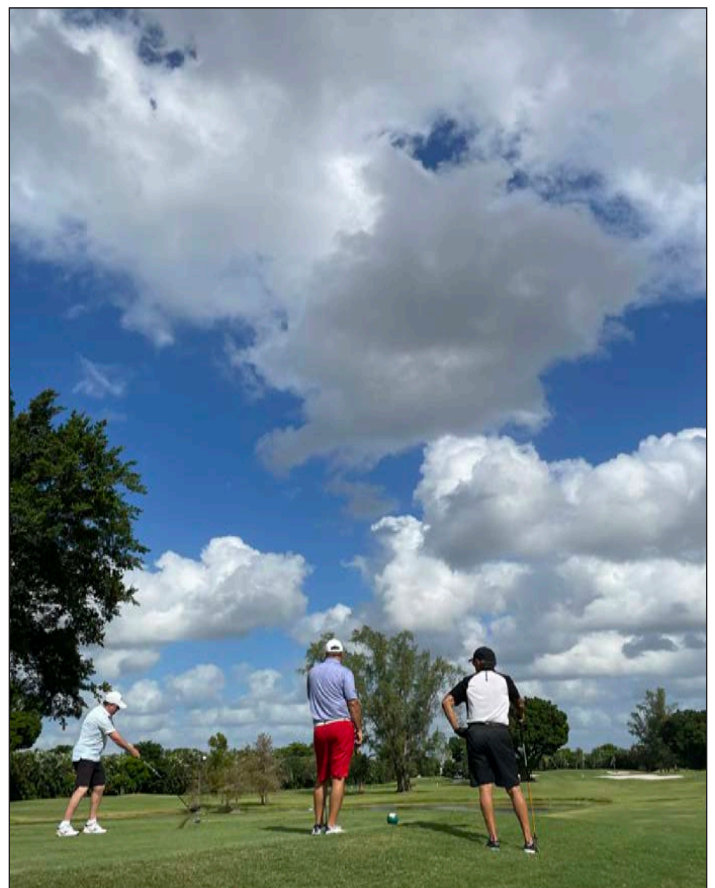
One of the unique aspects of the fundraiser was the sponsorship of each hole on the golf course, as well as team sponsorship.

This highlighted the incredible support from both Hollybrook residents as well as support from local businesses. Connie Mason did an amazing job at leading the efforts in raising funds from local sponsors.



The Communications Department made amazing hole signs for each sponsor. The sense of community was palpable throughout the day.

In the end, the Hollybrook Playhouse Golf Fundraiser achieved its primary goal and then some! Between raffle tickets, the fundraiser lunch and hole sponsorship, a little over \$10,000 was raised for the Playhouse. Beyond the financial success, it was a testament to the strength of the community and their commitment to Hollybrook. This was a perfect example of how small gestures and a shared vision can make a big difference. This event not only brought together the community for a day of golf, but also reinforced the idea that when a community comes together, they can achieve remarkable things.





Board President Michael Eaton and his golf team



Volunteers hard at work selling raffle tickets



# TRADERMAN

We buy Antiques & Collectibles:

Antique Furniture

Silver

Jewelry

Rugs

Paintings

Glassware

China

**We make house calls  
1 item or entire estate**

Instant Cash

Immediate Removal

**Call**

**954.439.2977**



# Pickleball Highlights

## Hollybrook's End of Season Round Robin Pickleball Tournament

*Story and Photos by Judy Thomas*



On Friday, October 20, Hollybrook hosted its end of season Round Robin Pickleball Tournament. The weather was perfect! There were 16 players who participated in this tournament and we played a total of 16 games. The first team to reach 11 points were the winners for that game. Winners were determined by total points earned for 6 games. Commissioner Good and his lovely wife Patty were in attendance for this tournament which was a huge morale boost for all. Commissioner

Good assigned the teams to their respective courts while his wife, Patty, photographed. Also in attendance, Thomas Osinska, Scorekeeper, Bobby Nelson, Lighting Director and myself, Judy Thomas, Tournament Director.

It was a lively tournament and the winners of the end of season Round Robin Pickleball Tournament were:

**1st Place: Gilbert Gochuico**

**2nd Place: Joseph Donawa**

**3rd Place: Jun Ala**

After a wonderful tournament, everyone gathered to celebrate with a pizza party on the restaurant patio. The next Round Robin Tournaments which will take place in April, June, August and October of 2024, with exact dates to be announced in the future.



## The Troublemaker's Pickleball Tournament

*By Judy Thomas*

*Photo by Eric Wheeler*

On Sunday, October 22, 2023, The Troublemaker's Pickleball Club held their second tournament here at Hollybrook. There were over 66 players registered to play in the tournament. The tournament was comprised of five divisions, including a new Seniors Division made up of Hollybrook residents. It was truly a lovely morning to host this wonderful event.



The morning started off smoothly, with organized court assignments and very competitive play. Aside from a nice size group of players, there was also a spectator crowd made up of player's families and curious Hollybrook residents.

Tournament winners from the Seniors Division were as follows:

**1st Place: Judy Thomas and Thomas Osinska**

**2nd Place: Joseph Donawa and Cindy Nelson**

**3rd Place: George Vazquez and Michele Osinska**

## Pickleball Play

*Rule of the Month*



*Paddle contact with the ball must not be made above the waist level.*



# Swing Into Hollybrook's 2023-24 Golf Season

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

| Saturday League Tournament Schedule * |                 |          |
|---------------------------------------|-----------------|----------|
| 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.

| HWGA Schedule (Thursdays)                             | HMGA Schedule (Mondays)                             |
|-------------------------------------------------------|-----------------------------------------------------|
| November 16, 2023                                     | November 6, 2023                                    |
| November 30                                           | November 13                                         |
| December 7                                            | November 20                                         |
| December 14 – Shotgun @ 8:30 (Return HWGA BBQ)        | November 27                                         |
| December 21                                           | December 4                                          |
| January 4, 2024                                       | December 11                                         |
| January 11 – Shotgun @ 8:30 (Opening Season - Lunch)  | December 18                                         |
| January 18 – President’s Cup 1 <sup>st</sup> Round    | January 1, 2024                                     |
| January 25 – President’s Cup 2 <sup>nd</sup> Round    | January 8 – Shotgun @ 8 AM (Appreciation Day)       |
| February 1 – President’s Cup 3 <sup>rd</sup> Round    | January 15 – Winter League (Kicks off for 10 weeks) |
| February 8 – President’s Cup Final Round              | January 22                                          |
| February 15                                           | January 29                                          |
| February 22 – Shotgun @ 1 PM (Guest Day – Dinner)     | February 5                                          |
| February 29                                           | February 12                                         |
| March 7                                               | February 19                                         |
| March 14                                              | February 26                                         |
| March 21 – Shotgun @ 8:30 AM (Closing Season – Lunch) | March 4                                             |
| March 28                                              | March 11                                            |
| April 4                                               | March 18                                            |
|                                                       | March 25 – Shotgun @ 8 AM (Hall of Fame)            |
|                                                       | April 1                                             |



Featured here are some members of the Pro Familia golf team. Made up of family and friends, they make their presence on the course known with their lively demeanor. They have been playing golf at Hollybrook every Thursday and Saturday, for the last 4 years. Photo by Mireya Alfonso

## 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.**

# Animal Welfare Warning

We know you truly care about animals, wildlife or domesticated, so

**Do NOT feed raccoons or ANY wildlife in Hollybrook**



Hollybrook has a problem right now with residents feeding raccoons. Yes, they seem like cute creatures, but raccoons are wild animals with very sharp teeth and claws AND can quickly become vicious. Some may carry disease

such as rabies which could cause you or your pets to become very sick if scratched or bitten. Because some residents are feeding the raccoons, they are appearing more frequently, especially on the golf course, seeking humans to feed them.

Under Hollybrook Rule 10.2 - Pets and Animals: All persons are prohibited from feeding (and) or giving food or shelter to any stray, wild life or waterfowl. Animals in the wild tend to carry disease. The rule applies to ALL creatures including squirrels, birds, iguanas, foxes, raccoons, cats or dogs.

By feeding the wildlife, the animals become emboldened to approach humans for food and they lose their natural instinct to forage for food on their own.

**DO NOT FEED THEM!**

**KEEP YOURSELF SAFE, YOUR DOMESTICATED PETS SAFE AND OUR COMMUNITY SAFE.**

# Fast Eddie's Adventures

To See Or Not To See, That Is The Question

By Ken Schlossberg

Squint, squint, squint!

A few months ago Sophie and Kenny went for their annual eye exam. The optometrist's report was not 20-20, to say the least.

"Sorry, guys," she said, "pretty soon glasses and contact lenses just won't cut it. You need cataract surgery or Fast Eddie will have to get certified as a Seeing Eye Dog not to mention he will have to get a Driving License too."



A Driving License! I could already see myself on TikTok making so much money I could have chopped Sirloin steak for dinner every night with a glass of red wine and a cigar!

So, Sophie and Kenny are on the hunt for a cataract surgeon. The trick is to find just the right one. Given my own advancing age, Sophie decided to check out my eyes.

"Kenny," she said. "Eddie's got some kind of white spot on his left eye and the white area is inflamed."

"Let's take him to Dr. John at Just Paws to take a looksee," Kenny suggested.

Dr. John prescribed antibiotic drops for ten days. No improvement. He said it was time to have a specialist at the Animal Eye Guys get in on the problem.

A few days later, I was meeting with Dr. Alexandra Keenan, a Board Certified Veterinary Ophthalmologist. The good news was that I didn't have glaucoma or cancer or a number of other VERY BAD things in my eye, but I did have corneal degeneration.

She prescribed topical anti-inflammatory drops and a comprehensive blood test to rule out fat in my system as a contributing cause. We are waiting for the result. In the meantime, I guess chopped Sirloin is out! I guess wine and a cigar will just have to do!



32 YEARS OF EXPERIENCE



FOODS WE CARRY

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



- > Grooming Salon
- > Certified Groomers
- > No tranquilizers
- > Vet Recommended
- > Pet Supplies & Clothing
- > Pet Bakery

Walk Ins Welcome - Appointments Appreciated

Se Habla Español

954-367-6325

9003 Taft Street  
Pembroke Pines, FL 33024  
On the NW corner of Taft & Douglas

\$3.00 off

ROYAL CANIN  
EUKANUBA

With coupon  
Cannot combine

\$5.00 off

FULL GROOM

1st Time Customers

With coupon  
Cannot combine

\$2.00 off

FULL GROOM

Valued Customers

With coupon  
Cannot combine

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 THE FRONT DESK

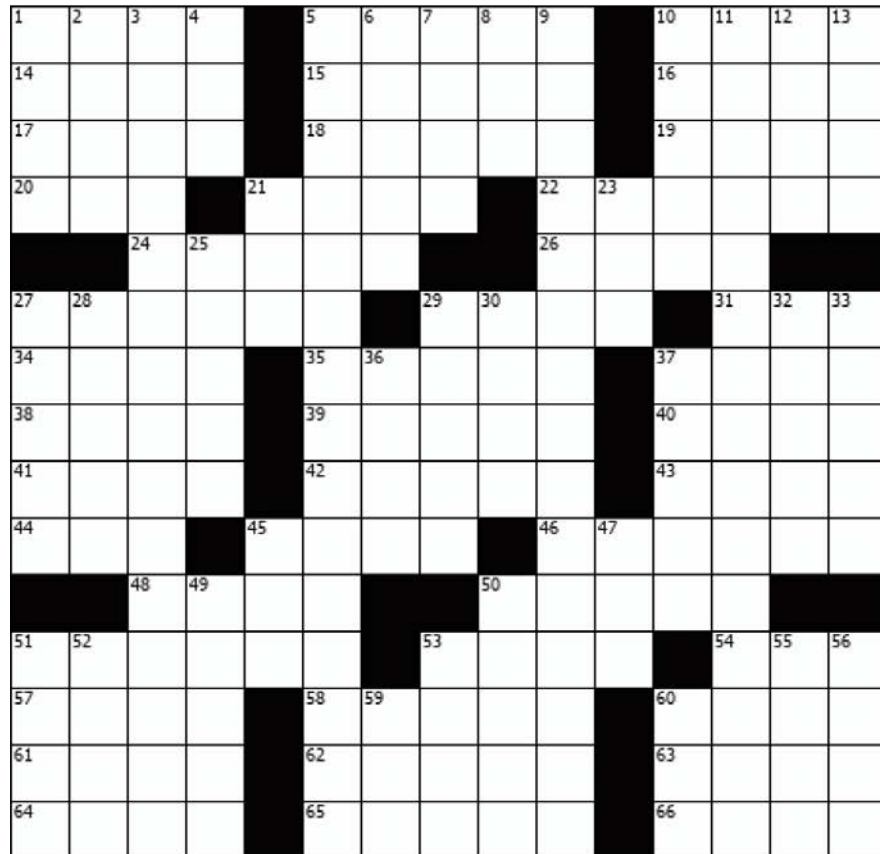
# Happy Thanksgiving

Fun Stuff

## Across

1. Kennedy et al.
5. Old French bread
10. Part of USNA: Abbr.
14. Cross letters
15. Insurgent
16. See 1-Down
17. Get all sentimental
18. Three-time A.L. batting champ
19. Ophthalmologist's concern
20. Clairvoyance, e.g.
21. Part of a Latin trio
22. Clever
24. Pert
26. Court figure
27. Swings for
29. Take from the top
31. Eastern sash
34. Sounds of disgust
35. Moral principle
37. Soon
38. Run
39. Medieval security devices

40. It comes straight from the horse's mouth
41. Conductor Lukas
42. In need of altering, perhaps
43. Roman being
44. One of us?
45. D.C. bigwigs
46. Flat denizen
48. Support group?
50. Sweetheart
51. Become adapted
53. Comics possum
54. Mass vestment
57. Pound, notably
58. '80s-'90s Knicks star
60. Lasting impression?
61. Draw with acid
62. Kidney-related
63. Creole staple
64. Jazz club units
65. Brit's saltpeter
66. Attention getter



## Down

1. With 16-Across, an abbr. for one is hidden in each 15-letter answer
2. Third-generation Genesis figure
3. Moves on, in a way
4. It may be deadly
5. Entirely
6. Electrical circuit component
7. Somewhat
8. The Silver St.
9. Good versus evil, e.g.
10. Blue hue
11. Get rid of evidence, say
12. Over
13. Kind of ringer
21. Simile words
23. Run smoothly
25. Fools
27. Easily offended
28. House of blocks
29. Chases flies
30. Social group
32. River to the Snake
33. Not obvious, as feelings
36. Trouble partner, in Shakespeare
37. Sports venue
45. Step on stage
47. Analysis subject
49. Buzzi and a Dr.
50. Sub detector
51. Mimics
52. Lavish affection
53. Cream purchase
55. Phyllis's 1970s TV husband
56. Spoiled one
59. Fifth-century Chinese dynasty
60. Bribe



## Fun Stuff



### Things to Celebrate in November

- Nov 1: Dia De los Muertos
- Nov 4: Book Lovers Day
- Nov 5: Daylight Saving Time Ends
- Nov 6: National Nacho Day
- Nov 7: Election Day
- Nov 11: Veteran's Day
- Nov 13: Caregiver Appreciation Day
- Nov 15: America Recycles Day
- Nov 18: National Adoption Day
- Nov 23: Thanksgiving
- Nov 25: Small Business Saturday

## Century Village Shows

### Fall Schedule Available

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.

Phyllis Tucker, our Century Village show liaison, can be reached at 954-404-6267.

## 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!**

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

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

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

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

**SILVER SNEAKERS FITNESS** – Monday, Wednesday, Friday – 9:15 a.m.;

All classes in the Social Hall.

**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.

**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 summer games and tournaments!

**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.

**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.

**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. Or just show up. It's summer time! Very little wait time!

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

**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!

## Message du Président - Suite de la page 5

Chers résidents de Hollybrook,

Je veux que chacun d'entre vous sache que je suis si fier d'être président du conseil d'administration de Hollybrook. Je me suis présenté à la présidence parce que je sentais qu'il était de mon devoir de faire quelque chose pour mettre fin à la folie que j'observais de l'administration précédente dans la conduite de ce qu'elle appelait « les opérations quotidiennes ».

On m'a demandé un jour ce qui m'avait fait penser que moi, un policier à la retraite, pouvais diriger une organisation de 13 millions de dollars. Ma réponse est alors la même que ma réponse maintenant. Vous suivez les règles et règlements qui vous sont soumis. Toute ma carrière dans la police, soit plus de 35 ans, consistait à respecter à la lettre la loi, les règles et procédures. Vous comptez sur les personnes employées pour faire un travail, puis vous les laissez faire leur travail. Vous vous entourez de gens dont la seule motivation est de faire de son mieux pour Hollybrook. Vous vous entourez de personnes qui n'ont pas peur d'être en désaccord avec vous, mais vous leur demandez ensuite de faire une recommandation sur la façon de mieux faire quelque chose. Vous ne concluez pas d'accords sous la table et n'amenez pas des amis de l'extérieur de la ville pour faire un travail de mauvaise qualité, puis leur payez des frais supplémentaires.

Je ne vais pas sur Facebook pour vérifier quels commentaires désagréables ont été faits à mon sujet ou à propos de mon administration. Je vais sur Facebook uniquement pour féliciter quelqu'un pour une grande réalisation, souhaiter un message spécial à nos propriétaires ou m'émerveiller devant les photos soumises par notre propre Mark Favus. Hollybrook Friends and Neighbours est la seule page Facebook à laquelle je accède. Il a été créé à cause du Camp Hollybrook. Le camp Hollybrook a été créé par le président précédent et a été utilisé comme outil politique pour mener sa campagne. Si vous aviez une divergence d'opinion avec lui ou avec l'un de ses serviteurs, il vous bloquerait l'accès au site. Il était, et je crois, est toujours l'administrateur du Camp Hollybrook même si lui et sa femme ne vivent plus à Hollybrook.

J'ai déjà déclaré ce fait, mais je pense qu'il faut le répéter. Lorsque mon administration est arrivée dans ses bureaux, il n'y avait aucun document concernant les contrats, les propositions et les factures qui expliqueraient certaines des transactions conclues au cours des deux années précédentes. Le cabinet juridique disposait de plusieurs classeurs, et on pourrait penser qu'un avocat retraité d'un âge avancé s'appuierait sur des copies physiques de tous les documents. Pas un seul morceau de papier. Des lettres certifiées ont dû être envoyées aux agents dans l'espoir d'obtenir certains des documents manquants. Une boîte a été déposée au bureau. Assez!

Passons maintenant à de meilleures choses. Mercredi dernier, notre réunion ordinaire du conseil d'administration d'octobre a eu lieu. Plusieurs résidents étaient présents et sont même restés jusqu'à la fin de la réunion. Un rapport a été présenté par le président de la commission des finances, Mark Wuerzburger. Le comité

recommande une évaluation. J'ai demandé et j'ai obtenu la permission écrite du conseil d'administration de convoquer une réunion extraordinaire de l'Assemblée générale. Lors de cette réunion, nous espérons que nous compterons le vote sur la réussite de l'évaluation. Nous devons atteindre un quorum pour compter le vote, cela peut donc prendre plus d'une assemblée. De plus, nous pouvons commencer à discuter des options permettant aux propriétaires de payer leur cotisation et du calendrier associé. Lors de la réunion du conseil d'administration, des contrats très importants ont été attribués au cours de la réunion, notamment la location de nouveaux équipements John Deere pour le terrain de golf. Nous concluons un accord qui apportera des unités GPS pour toutes nos nouvelles voitures de golf. De très bonnes questions et réponses ont été discutées, et je pense que cet ajout apportera un lifting indispensable au professionnalisme de Hollybrook Golf. De plus, le GPS augmentera également la sécurité des résidents et celle de ceux qui utilisent nos installations, car les chariots restreignent les déplacements des utilisateurs à l'intérieur de notre communauté. La nouvelle liste de prix automne/hiver 2023/2024 pour le golf a été présentée et après quelques modifications mineures, elle a été adoptée et entre en vigueur le 1er novembre 2023. La motion de stationnement des camions a été adoptée et je crois qu'elle sera acceptée comme quelque chose qui était dû à être fixé. Les problèmes de stationnement peuvent être et seront résolus individuellement. Nous avons la possibilité de restreindre le stationnement des camions à certains endroits si cela est jugé nécessaire.

Total est un autre contrat qui a été adopté lors de la réunion. Je ne vais pas vous dire que je suis le plus grand fan de Total. Chacun d'entre vous a une opinion et a le droit d'exprimer ses opinions. Le contrat avec Total comporte une chose qu'aucun autre fournisseur n'est prêt à inclure. Une personne à temps plein dans notre bureau. Tiffany Graham est cette personne et je peux vous dire, d'après ma propre expérience, qu'elle veut vous aider quels que soient vos problèmes. Les prix du stockage des sacs de golf, des casiers à chaussures de golf, des casiers à alcool et des casiers de la salle de cartes ont tous été modifiés avec des augmentations très nécessaires. La seule motion qui n'a pas été adoptée était celle visant à remplacer Chelsea par GolfNow. La motion a été reportée à la réunion ordinaire du conseil d'administration de décembre. Des questions ont été posées sur le coût de l'utilisation du programme GolfNow Golf365 Premier et son effet sur les golfeurs de Hollybrook. Ces questions et bien d'autres trouveront une réponse en décembre, et nous envisagerons à nouveau de nous débarrasser de Chelsea comme plus d'une centaine de golfeurs m'ont demandé de le faire. Malheureusement, aucun de ces golfeurs n'a donné son avis mercredi soir.

De nombreux événements réussis ont eu lieu à Hollybrook. Notre journée de vaccin contre la grippe s'est déroulée sans accroc. Avez-vous déjà été vacciné contre la grippe ? Notre premier déjeuner-causerie a attiré de nombreux participants, le sujet de discussion étant la sensibilisation au cancer du sein. Notre prochain déjeuner-causerie portera sur la démence et la maladie d'Alzheimer, et cette date sera affichée et les réservations devront être faites. Nous avons organisé des événements de golf pour les jeunes

*Lire le message en français sur la page 38*

## Message du Président - Suite de la page 37

sur notre parcours PGA. Tournois de pickleball sur nos terrains qui ont été très réussis et ont attiré beaucoup de monde, à la fois par notre propre groupe de pickleball et également par un groupe extérieur connu sous le nom de Troublemakers Pickleball Group. Je n'y ai joué que quelques fois mais j'ai vraiment apprécié. Ma femme, Pam, a hâte de prendre sa retraite pour avoir davantage d'occasions de jouer. Si vous ne l'avez jamais essayé, vous vous devez de prendre une pagaie et de sortir. Il y a toujours plusieurs personnes prêtes à vous apprendre les bases. Le plus important est d'essayer. Nous avons également amélioré les lumières, alors sortez le soir quand il fait un peu plus frais.

J'espère que vous passerez tous une bonne journée à Hollybrook.

Sincèrement,

Michael E Eaton, Président

## Mensaje del Presidente - continuado de la página 5

Estimados compañeros residentes de Hollybrook,

Quiero que cada uno de ustedes sepa que estoy muy orgulloso de ser el presidente de la Junta de Hollybrook. Me postulé para presidente porque sentí el deber de hacer algo para detener la locura que estaba observando en la administración anterior al realizar lo que ellos llamaban "Operaciones del Día a Día".

Una vez me preguntaron qué me hizo pensar que yo, un oficial de policía retirado, podría dirigir una organización de 13 millones de dólares. Mi respuesta entonces es la misma que mi respuesta ahora. Sigues las reglas y regulaciones que se establecen ante ti. Toda mi carrera policial, más de 35 años, se centró en seguir al pie de la letra la ley, las normas y los procedimientos. Confías en las personas empleadas para hacer un trabajo y luego les dejas hacer su trabajo. Te rodeas de gente cuya única motivación es hacer lo mejor para todo Hollybrook. Te rodeas de

personas que no temen estar en desacuerdo contigo, pero luego les pides que te recomienden cómo se puede hacer algo mejor. No se hacen tratos encubiertos ni se trae a amigos de fuera de la ciudad para que hagan un trabajo de mala calidad y luego se les paga una prima.

No entro en Facebook para comprobar qué comentarios desagradables se han hecho sobre mí o sobre mi administración. Sólo entro en Facebook para felicitar a alguien por un gran logro, desearle un mensaje especial a nuestros propietarios o para maravillarme con las fotos enviadas por nuestro propio Mark Favus. Hollybrook Friends and Neighbors es la única página de Facebook a la que entro. Fue creado gracias al Campamento Hollybrook. Camp Hollybrook fue creado por el presidente anterior y lo utilizó como herramienta política para llevar a cabo su campaña. Si tuvieras una diferencia de opinión con él o con cualquiera de sus secuaces, te bloquearía el sitio. Él era, y creo que sigue siendo, el administrador del Campamento Hollybrook a pesar de que él y su esposa ya no viven en Hollybrook.

Ya he dicho este hecho antes, pero creo que es necesario repetirlo. Cuando mi administración entró en sus oficinas, no había documentos sobre contratos, propuestas y facturas que explicaran algunos de los acuerdos que habían ocurrido durante los dos años anteriores. La Oficina Jurídica tenía varios archivadores y uno pensaría que un abogado jubilado de edad avanzada dependería de copias físicas de todos los documentos. Ni un solo trozo de papel. Se tuvieron que enviar cartas certificadas a los agentes con la esperanza de obtener parte de la documentación faltante. Se dejó una caja en la oficina. ¡Suficiente!

Ahora, a cosas mejores. El miércoles pasado se llevó a cabo nuestra Reunión Ordinaria de la Junta Directiva de octubre. Varios vecinos asistieron e incluso se quedaron hasta que finalizó la reunión. El presidente del Comité de Finanzas, Mark Wuerzburger, presentó un informe. El comité recomienda una

evaluación. Solicité y obtuve permiso por escrito de la junta para convocar una Asamblea Extraordinaria de la Asamblea General. En esa reunión, esperamos contar los votos para aprobar la evaluación. Debemos alcanzar un quórum para contar los votos, por lo que puede ser necesaria más de una asamblea. Además, podemos comenzar a discutir opciones para que los propietarios paguen su evaluación y el cronograma relacionado. En la reunión de la junta directiva se adjudicaron contratos muy importantes durante la reunión, incluido el arrendamiento de nuevos equipos John Deere para el campo de golf. Estamos celebrando un acuerdo que traerá unidades de GPS para todos nuestros nuevos carritos de golf. Se discutieron muy buenas preguntas y respuestas, y creo que la incorporación traerá un lavado de cara muy necesario al

## HOW MUCH IS YOUR HOME WORTH?

20 YEARS OF APPRAISAL EXPERIENCE



LOCAL *Pembroke Pines* resident

**FREE QUOTE**

- Estate
- PMI Removal
- Prelisting for Sale
- Measurement Services



### EAS APPRAISAL SERVICES

Elizabeth Ann Sherman

Cert. Res RD6362

8929 Taft Street, Suite A • Pembroke Pines, FL 33024

**954-547-6102**

[easappraisalservices@gmail.com](mailto:easappraisalservices@gmail.com) | [eas-appraisals.com](http://eas-appraisals.com)

## Mensaje del Presidente - continuado de la página 38

profesionalismo de Hollybrook Golf. Además, el GPS también aumentará la seguridad de los residentes y de quienes utilizan nuestras instalaciones porque los carritos restringen el movimiento del usuario dentro de nuestra comunidad. Se presentó la nueva lista de precios de golf Otoño/Invierno 2023/2024 y, después de algunos cambios menores, se aprobó y entrará en vigor el 1 de noviembre de 2023. Se aprobó la moción de estacionamiento de camiones y creo que se aceptará como algo que se debió a ser arreglado. Los problemas de estacionamiento pueden abordarse y se abordarán individualmente. Tenemos la capacidad de restringir el estacionamiento de camiones en determinados lugares si lo consideramos necesario.

Total es otro contrato que se aprobó en la reunión. No les voy a decir todo que soy el mayor fan de Total. Cada uno de ustedes tiene una opinión y derecho a expresar sus opiniones. El contrato con Total tiene algo adjunto que ningún otro proveedor está dispuesto a incluir. Una persona de tiempo completo en nuestra oficina. Tiffany Graham es esa persona y puedo decirte por experiencia propia que ella quiere ayudarte con cualquiera que sea tu problema. Los precios para el almacenamiento de bolsas de golf, casilleros para zapatos de golf, casilleros para bebidas alcohólicas y casilleros para salas de juego se abordaron con algunos aumentos muy necesarios. La única moción que no fue aprobada fue la moción para reemplazar a Chelsea por GolfNow. La moción fue pospuesta hasta la Asamblea Ordinaria de la Junta Directiva de diciembre. Hubo preguntas sobre el coste de utilizar el programa GolfNow Golf365 Premier y el efecto sobre los golfistas de Hollybrook. Esas preguntas y muchas otras serán respondidas en diciembre, y nuevamente consideraremos deshacernos del Chelsea como me han pedido más de cien golfistas. Desafortunadamente, ninguno de esos golfistas se acercó para

dar su opinión el miércoles por la noche.

Ha habido muchos eventos exitosos en Hollybrook. Nuestro día de vacunación contra la gripe transcurrió sin problemas. ¿Ya te vacunaste contra la gripe? Nuestro primer evento

Almuerzo y Aprendizaje tuvo una gran asistencia y el tema de discusión fue la concientización sobre el cáncer de mama. Nuestro próximo Almuerzo y Aprendizaje tratará sobre cómo lidiar con la demencia y el Alzheimer, y esta fecha se publicará y será necesario hacer reservaciones. Hemos tenido eventos de golf para jóvenes en nuestro campo PGA. Torneos de Pickleball en nuestras canchas que han tenido mucho éxito y han contado con una gran asistencia, tanto por parte de nuestro propio Grupo Pickleball como de un grupo externo conocido como The Troublemakers Pickleball Group. Solo lo he jugado unas pocas veces pero lo he disfrutado mucho. Mi esposa, Pam, no puede esperar hasta jubilarse para poder tener más oportunidades de jugar. Si nunca lo has intentado, te debes a ti mismo tomar un remo y salir. Siempre hay varias personas que están dispuestas a enseñarte lo básico. Lo más importante es intentarlo. También hemos mejorado las luces, así que enciéndelas por la noche, cuando hace un poco más de frío.

Espero que todos tengan un gran día en Hollybrook.

Atentamente,  
Michael Eaton, Presidente

## BOA Meeting Minutes - Continued from page 9

There were no objections; all dockets were approved.

### MOTION C – TO AMEND RULE 12, ACCESS TO ASSOCIATION RECORDS, SECTION TWO (2)

Elaine Yost made a motion to amend Rule 12, Access to Association Records, Section two (2) as follows:

#### 2. Person Entitled to Inspect or Copy

Every Unit Owner or authorized representative of a Unit Owner, as defined in writing by the Unit Owner (hereinafter collectively referred to as "Unit Owner"), shall have the right to inspect or copy the Official Records pursuant to the following rules and Section 718.111 (12) (c), Florida Statutes, as the same may be amended from time to time.

Association Board Members, needing to access Official Records of the Association shall be exempt from Florida Statutes 718.111 (12) (c) Par. 1. Association Board Members shall request any and all Association Records, as permissible by law, in writing, either by hand or electronically transmitted, addressed to the Recording Secretary of the Association. Such document(s) shall be provided to the Board Member within five (5) working days following the receipt of the request by the Recording Secretary.

Association Board Members, for the purposes of obtaining information on upcoming agenda items for board meetings, or Committee Chairpersons acting for the board of directors, shall request all Association records, as permissible by law, in writing, of the Association. Such documents shall be provided to the Board Member within five (5) working days following the receipt of the request by the Recording Secretary.

Claude Lachance made a friendly amendment to the last sentence of the above paragraph to read as follows:

Such documents shall be provided to the Board Member within five (5) working days following the receipt of the request by the Recording Secretary as quickly as possible, before the board meeting.

(Words underlined are additions. Strikethrough words are deletions.)

Brad Mislove seconded the motion.

BOA - Continues on page 40



**BOA - Continued from page 39**

A vote was taken, and the motion passed with 21 affirmative votes and one (1) abstention (Mislove).

**MOTION D – TO APPROVE A CONTRACT FOR THE 40-YEAR CERTIFICATION REPAIRS ON BUILDINGS 9, 51, & 52**

Brad Mislove made a motion to approve a contract with Gemstone Builders LLC for the 40-year certification repairs of three (3) buildings: 9, 51, and 52 at a cost of \$322,635 funded by the \$5 million line of credit.

Rosalie Labate seconded the motion.

A vote was taken, and the motion passed with 21 affirmative votes and one (1) abstention (Galletta).

**MOTION E – TO APPROVE A CONTRACT FOR STRUCTURAL INTEGRITY RESERVE STUDY**

Rosalie Labate made a motion to approve a contract with Stone Building Solutions for a structural reserve study at a cost of \$16,890.

Brad Mislove seconded the motion.

A vote was taken, and the motion passed unanimously.

**MOTION F – TO REOPEN THE 19TH HOLE/BUNKER BAR TO AN OPERATIONAL BAR**

President Mike Eaton pulled the motion.

President Mike Eaton adjourned the Board of Administration Meeting at 10:10 p.m.

Respectfully Submitted,

Elaine Yost, Recording Secretary

**Thursday, September 28, 2023**

President Mike Eaton called the meeting to order at 4:00 p.m. on September 28, 2023.

This BOA meeting was conducted live from the Social Hall as well as virtually utilizing the Zoom conferencing platform. The meeting will be broadcast live and repeated on Channel 93.

There were 19 board members present: Bergeron, Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Lachance, Mack, Mason, Munju, Rice, Webber, and Yost; Labate, McCall, Markowski, Mislove, Sanabria, and Tripodi were absent. Also in attendance were Eric Wheeler (General Manager), Alex Ivanaskas (Controller), Shane Laakso (Purchasing Manager), and Querino Pacella (Compliance Director). Representing Brown & Brown, our insurance company were Joe Knapp, Jon Moller, Fernando Fogueira, and Chris Miller.

**NEW BUSINESS**

**MOTION A – FOR THE BOARD TO APPROVE THE RENEWAL OF HOLLYBROOK’S INSURANCE POLICY EFFECTIVE OCTOBER 1, 2023**

Andy Ingram made a motion to approve the renewal of Hollybrook’s Insurance Policy effective October 1, 2023. The motion was seconded by Elaine Yost.

The cost of the policy is \$750,513.60 and will be funded by the amount on Schedule Q of the Operating Budget for 2023-2024.

A vote was taken, and the motion passed unanimously with 19 affirmative votes

President Mike Eaton adjourned the Board of Administration Meeting at 4:20 p.m.

Respectfully Submitted,

Elaine Yost, Recording Secretary

**Thursday, October 5, 2023**

President Mike Eaton called the meeting to order at 4:02 p.m. on October 5, 2023.

This BOA meeting was conducted live from the Social Hall as well as virtually utilizing the Zoom conferencing platform. The meeting will be broadcast live and repeated on Channel 93.

There were 19 board members present: Bergeron, Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Labate, Lachance, Mack, Mason, Munju, Rice, and Yost; McCall, Markowski, Mislove, Sanabria, Tripodi, and Webber were absent. Also in attendance were Eric Wheeler (General Manager), Alex Ivanaskas (Controller), Shane Laakso (Purchasing Manager), and Querino Pacella (Compliance Director).

**NEW BUSINESS**

**MOTION A – TO APPROVE THE TOWERS SANITARY PLUMBING LINE REPLACEMENT**

Andy Ingram made a motion to approve the replacement of the Towers Sanitary Line in front of Building A and B. The motion was seconded by Rosalie Labate.

Management recommends Affordable Budget Plumbing at a cost of \$31,500. The project will be funded from the Allocated Contingency funds.

A vote was taken, and the motion passed unanimously with 19 affirmative votes.

**MOTION B – TO APPROVE THE REPLACEMENT OF ROOFS ON BUILDINGS 5, 51, AND 52**

Andy Ingram made a motion to approve the replacement of the roofs on Buildings 5, 51, and 52. The motion was seconded by Rosalie Labate.

Management recommends Cool Roof at a cost of \$619,248 funded from the \$5 million line of credit.

A vote was taken, and the motion passed unanimously with 19 affirmative votes.

President Mike Eaton adjourned the Board of Administration Meeting at 4:54 p.m.

Respectfully Submitted,

Elaine Yost, Recording Secretary

**Wednesday, October 18, 2023**

President Mike Eaton called the meeting to order at 7:35 p.m. on October 18, 2023.

This BOA meeting was conducted live from the Social Hall as well as virtually utilizing the Zoom conferencing platform. The meeting will be broadcast live and repeated on Channel 93.

There were 22 board members present: Bergeron, Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Labate, Lachance, McCall, Mack, Mason, Mislove, Munju, Rice, Webber, and Yost; Markowski, Sanabria, and Tripodi were absent. Also in attendance were Eric Wheeler (General Manager), Alex Ivanaskas (Controller), Shane Laakso (Purchasing Manager), Querino Pacella (Compliance Director), and Adam Scrimenti (PGA Head Golf Pro).

Underlined surnames attended online.

**ANNOUNCEMENTS**

Joni Esser-Stuart announced the next event is a Health and Wellness Expo on November 15th. It will be held in the Playhouse with door prizes, vendor tables, and a free lunch catered by Firehouse Subs for the first 200 people. There will also be entertainment.

The second event will be another Lunch and Learn on November 17th in the Social Hall from 11:30 am to 1 pm. Dr. Bryan Lieber will be speaking about Dementia and Alzheimer's.

The third event will be on December 8th, also a Lunch and Learn. The topic of discussion will be Dealing with the Holidays held in the



**BOA - Continued from page 40**

Social Hall.

The January Lunch and Learn event will be with an attorney speaking about Elder Law. Sign up for all events with Carol Mazza at 954.431.0600 extension 234.

Mike Eaton announced that there will be a charity golf event on October 28th to help raise funds for Playhouse improvements. There will be raffle tickets and prizes. You can sponsor a hole or a team.

**REPORTS**

Minutes from September 20, 2023, September 28, 2023, and October 5, 2023, were approved by Rosalie Labate and seconded by William Brittain.

Neither the Treasurer's and Financial Secretary's reports were available nor read but will be distributed later and appear in the Voice of Hollybrook.

**COMMITTEE REPORTS**

Golf Committee – Curtis Rice announced that the driving range has been resodded. Hole 7 on the par 3 course will be completed next week.

Financial Committee – Mark Wuerzburger, chairman of the Financial Committee spoke about the main focus of the committee. The focus of the committee is on how to repay the \$5 million line of credit. If it is totally utilized, the repayment would be \$2,565 for Phases 1-5 and the Towers and \$3,206 for Phase 6. \$1.6 would be used to pay the increase in the insurance premium, which wasn't budgeted for this fiscal year. There are 14 buildings that have roofs with one (1) year or less life expectancy. There are three (3) buildings that will be repaired for the 40-year inspection at a cost of \$500,000. There will be approximately \$100,000 left, which if not

utilized could be used to pay the interest on the \$5 million line of credit. Debbie Wasserman-Schultz and Bill Posey of the United States House of Representatives are sponsoring a bill, HR4465, which is called Support for Making Condos Safer Affordable Act. It would set up financing for condo associations and residents to pay for a special assessment or a maintenance increase. The committee members were Sam Jimenez, Lawrence Wilkenson, Sylvie Gagnon, Alex Ivanaskas (Controller), Joni Esser-Stuart (Financial Secretary), and Eric Wheeler (General Manager).

Mike Eaton stated that we need to have a Special Meeting of the unit owners. To have the meeting, a majority of the board has to request that the meeting be held. A two (2) week notice needs to be sent out noticing the meeting along with proxy votes. There will be townhall meetings and information broadcast on channel 93. Discussion will include how to get financial help, such as reverse mortgage and home equity line of credit. The target date is November 29th. We need to get a vote to approve the assessment; if it's not approved, then the deficit will be added onto next year's budget and there would be an increase in maintenance.

**NEW BUSINESS**

**MOTION A – TO LEASE NEW TURF MAINTENANCE EQUIPMENT FOR GOLF COURSES**

Curtis Rice made a motion for the board to approve a lease with Everglades Equipment Group for a new turf maintenance equipment package from John Deere. The motion was seconded by Rosalie Labate.

The lease will be for 48 months with a monthly payment of \$17,741 to be funded from Schedule C which will be budgeted in the fiscal year 2024/2025. The new equipment will replace the current turf maintenance equipment. The current equipment is two years out of the lease, out of warranty, and requires costly repairs.

A vote was taken, and the motion passed unanimously with 22 affirmative votes.

**MOTION B – TO CANCEL THE CURRENT CONTRACT WITH CHELSEA RESERVATIONS AND APPROVE A CONTRACT WITH GOLFNOW SCHEDULING SYSTEM GOLF 365 PREMIER**

Curtis Rice made a motion to cancel the current contract with Chelsea Reservations and approve a new contract with Golfnow Golf 365 Premier. The motion was seconded by Joni Esser-Stuart.

The Accounting department requires extensive data from the pro shop. Unfortunately, this is not easily obtained through the Chelsea system as manual data gathering and calculations are required. Golf 365 Premier provides what is needed with a push of a button.

Hank Koch made a motion to postpone the motion until December; Carmen DiPuglia seconded the motion. A vote was taken and there were 17 affirmative and 5 (Donawa, Eaton, Ingram, Labate, and Rice) opposing votes. The motion will be postponed until December 2023.

**MOTION C – TO CHANGE THE FALL/WINTER 2023/2024 GOLF RATES EFFECTIVE NOVEMBER 1, 2023, TO APRIL 15, 2024**

Curtis Rice made a motion to approve the new golf pricing for the Fall/Winter 2023/2024 season effective November 1, 2023. The motion was seconded by Andy Ingram.

Sue Galletta, William Brittain, and Carl Mack collectively made a friendly amendment to increase the prices for outside golfer's range ball token purchases to \$7 for 1 (one) token and \$60 for 10 (ten) tokens; prices for owners will stay the same. Curtis Rice seconded the motion; there were no objections.

*Annie's Salon*  
Come Pamper yourself.

We offer:  
*Hair, Nail and Skin Care*  
Open Tuesday-Saturday

Make your appointment now.  
*Se Habla Espanol*

10028 Pines Blvd.  
Pembroke Pines, FL 33024  
754-888-9717  
(Located next to Doris Market)

| PGA COURSE                          |                   |              |       |
|-------------------------------------|-------------------|--------------|-------|
| Owner                               | Cart Fee          | 18 Holes PGA | \$26  |
| Owner                               | Cart Fee          | 9 Holes PGA  | \$15  |
| Non-Owner Occupant                  | Cart & Green Fees | 18 Holes PGA | \$39  |
| Non-Owner Occupant                  | Cart & Green Fees | 9 Holes PGA  | \$22  |
| Guests                              | Cart & Green Fees | 18 Holes PGA | \$55  |
| Guests                              | Cart & Green Fees | 9 Holes PGA  | \$28  |
| Owner Group                         | Cart & Green Fees | 18 Holes PGA | \$60  |
| Military, 1 <sup>st</sup> Responder | Cart & Green Fees | 18 Holes PGA | \$60  |
| Military, 1 <sup>st</sup> Responder | Cart & Green Fees | 9 Holes PGA  | \$35  |
| Outside Golfer                      | Cart & Green Fees | 18 Holes PGA | \$125 |
| Outside Golfer                      | Cart & Green Fees | 9 Holes PGA  | \$65  |

\*PGA Golf Operations Manager(s) may amend Outside Golfer Play Rates as Necessary

| PAR 3 COURSE   |                |              |      |
|----------------|----------------|--------------|------|
| Owner          | Cart Fee       | 18 Holes PGA | \$6  |
| Guests         | Cart/Green Fee | 9 Holes PGA  | \$10 |
| Outside Golfer | Cart/Green Fee | 18 Holes PGA | \$30 |
| Outside Golfer | Walking        | 9 Holes PGA  | \$15 |

| RANGE BALLS    |           |      |
|----------------|-----------|------|
| Owner          | 1 Token   | \$5  |
| Owner          | 10 Tokens | \$45 |
| Outside Golfer | 1 Token   | \$7  |
| Outside Golfer | 10 Tokens | \$60 |

\* All Prices Include Tax.

\* The terms owner, Resident, Lessee, and Lessor all mean the same.

A vote was taken, and the motion passed with 17 affirmative votes, 1 opposing (Bergeron), and 3 abstentions (Lachance, Mason, and DiPuglia); McCall lost internet connection and could not vote.

**MOTION D – TO INSTALL GPS ON 120 GOLF CARTS**

Curtis Rice made a motion to install GPS on 120 golf carts at a cost of \$76,320. The motion was seconded by Rosalie Labate. The cost will be offset by reduced/eliminated ranger program personnel hours. There was only one quote from Club Car, who supplied the golf carts; the GPS can only be installed by Club Car, as the equipment is proprietary. Installation by a third party vendor would void the 4 year warranty.

A vote was taken, and the motion passed with 13 affirmatives, 8 opposing (Bergeron, Donawa, Fortier, Lachance, McCall, Mack, Mason, and Munju), and 1 abstaining (Greeley) votes.

**MOTION E – TO AMEND PARKING RULE FOR OWNERS OF PICK-UP TRUCKS**

President Mike Eaton relinquished the chair of the meeting to Vice-President Andy Ingram.

Mike Eaton made a motion to amend Rule 3, VEHICLES, TRAFFIC, PASSES, & PARKING, Section 2(D), the last (3rd) paragraph as follows:

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

The motion was seconded by Carl Mack.

A vote was taken, and the motion passed with 17 affirmatives, 2 opposing (Greeley and Bergeron), and 3 abstentions (DiPuglia, Fortier, and Lachance) votes.

**MOTION F – TO RENEW THE TOTAL APPLIANCE CONTRACT FOR THE HVAC FOR THE COMMON AREAS AND THE MASTER AGREEMENT CONTRACT FOR OWNERS BEGINNING JANUARY 1, 2023, TO DECEMBER 31, 2024**

Andy Ingram made a motion to approve the renewal of Hollybrook's HVAC for common areas at a cost of \$2,000 per month and the Owner's Master Agreement Contract with the base coverage \$330. Both policies will begin January 1, 2024, to December 31, 2024. The motion was seconded by Rosalie Labate.

A vote was taken, and the motion passed unanimously with 21 affirmative votes. McCall lost internet connection and could not vote.

**MOTION G – TO APPROVE NEW ANNUAL PRICING STARTING JANUARY 1, 2024 FOR GOLF BAG AND LOCKER STORAGE**

William Brittain made a motion to approve the following rates for the annual golf bag and locker storage.

| GOLF BAGS AND LOCKERS         |                 |
|-------------------------------|-----------------|
| Golf Bag Seasonally           | \$60 Per Bag    |
| Golf Bag Annually             | \$90 Per Bag    |
| Men's or Lady's Show Lockers  | \$30 Per Locker |
| Lounge Locker Annual          | \$30 Per Locker |
| Room Lockers (Large or Small) | \$30 Annually   |

The motion was seconded by Elaine Yost.

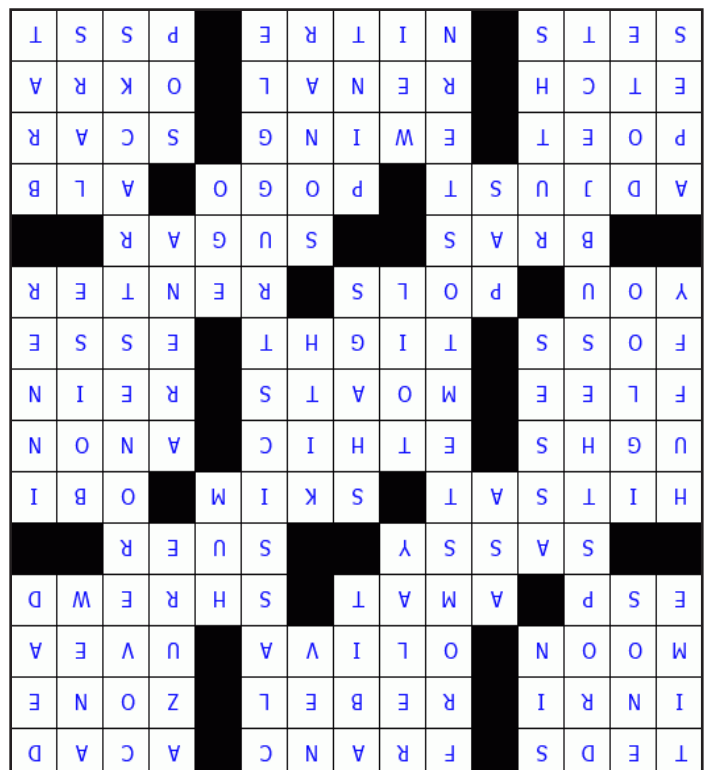
The liquor lockers will not be relocated.

A vote was taken, and the motion passed with 20 affirmative and 1 opposing (Fortier) votes.

President Mike Eaton adjourned the Board of Administration Meeting at 10:27 p.m.

Respectfully Submitted,

Elaine Yost, Recording Secretary



## Classifieds

**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.

**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

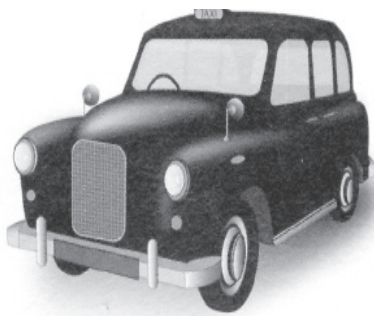
**CONDO FOR SALE OR SEASONAL RENTAL** - Phase 6, Bldg 52 Unit 303. 2 bdrm, 2 baths. Located on Cul-de-Sac, beautiful canal views. Impact windows, washer/dryer, renovated unit. Call Judy 516-353-1661.

**RENTAL** - Furnished 2 BR/2BA unit, 3rd floor in Phase 4. Remodeled baths, kitchen with upscale stainless-steel appliances, granite countertop, porcelain tiles floors, impact windows, doors. Nicely furnished. Call Marie at 954-540-8818.

### Driving with Dennis

*Hollybrook Resident  
Your Neighbor*

**Anytime  
Anywhere  
Call Dennis**



954-517-0106  
or  
860-202-5315

## Planning a BBQ soiree? Who ya gonna call?

### 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.

## 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.



**PATSY**

6326 Pembroke Rd., Unit West B  
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



## 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!!**

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

**PLEASE  
PATRONIZE  
OUR  
ADVERTISERS**

**Rule 10.2 - Pets and Animals**  
All persons are prohibited from feeding or giving food or shelter to any stray animal or waterfowl.  
(You may be fined)

Have a question? Need to vent?  
Want to comment?  
Or share good news?  
**Write a Letter to the Editor!**  
Inappropriate language may be edited from the letter.  
Letters are subject to panel approval.  
Send to  
[Communications@hollybrook.com](mailto:Communications@hollybrook.com)

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

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

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

Enclosed find \$ \_\_\_\_\_  
 Cash \_\_\_\_\_  
 Check \_\_\_\_\_  
 Name (Please print) \_\_\_\_\_  
 Address (Include apt #) \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_ ZIP \_\_\_\_\_

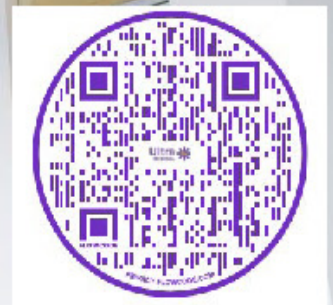


**Call us and ask about the new Medicare Advantage benefits like...**

- Money back to your Social Security check**
- Healthy Food Card**
- Enhanced Dental Benefits**
- NO Co-Pays!**
- Uber & Lyft Transportation**
- Prescription Home Delivery**

**Ultra patients enjoy Ultra benefits**

- Pain Treatments (PRP)**
- In-House Podiatry**
- and much more.....**



**CALL US TODAY!**

**954-715-5100**

**Dr. Jose A. Aguirre MD**

**Internal Medicine**

**Dr. Maria C Fernandez MD**

**Family Medicine**

**HOLLYBROOK PRESENTS**  
**THE**  
**SNOWFLAKE BALL**

**BYOB**

**NOV**  
**25TH**



**THE CACHET BAND**

**TICKETS AVAILABLE IN THE ADMINISTRATION BLDG**  
**CALL CONNIE MASON 954-648-0115**

**ALL WELCOME!**