

**THE VOICE
OF HOLLYBROOK**

**September 2023
No. 156**





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Hollybrook's third Off-Season Intermediate Round Robin Pickleball Tournament, held August 18, brought nearly 20 players and many spectators to the pickleball courts. The summer pickleball program attracts residents and outsiders for fun.

Hard Decisions Loom for Board of Administration

Thursday, August 24, 2023

Dear Hollybrook Residents,

Thank You all for being patient with this new administration as we try to tackle some of the most serious issues that have come before a Board of Administration. I have been blessed by the fact that we have all one thing in common. The Future Success Of Hollybrook. Hollybrook's success means success for all of the residents. You may have heard me mention at the last board meeting, and of course through the grapevine, the \$5 Million dollar line of credit that we were just approved for through our bank. As of this writing, it is waiting for BOA approval. Let me give you a quick rundown of what that money will be used for immediately:



condominiums. Our only option is to try and eliminate the reasons for raising our cost of insurance. The inspection that was required in April identified our roofing issues as an immediate need. We have proven to the insurance carrier that silicone roofing is a viable roofing system. Our intention going forward is to use that process whenever possible to save Hollybrook money and at the same time get an improved roofing material.

I know your next question because I had the same on my mind. How do we pay for this line of credit? If we have no plan, \$5 Million will be added to next year's budget and will be covered by an increase in maintenance. If we have an owner assessment, the cost per owner will be determined and will have a payment date around February 2024. No one wants an assessment. No one wants an increase in maintenance. We are faced with an important and immediate decision. I will be enlisting the help of financial minds of our population in a committee to look at our options and then we will have town hall meetings to discuss those options. I had promised to keep you informed through the Voice of Hollybrook and through email blasts, so now we need to look at the needs of Hollybrook.

- > • According to our audit, Hollybrook is short \$1 Million dollars for the budget year 2022-2023. This shortage was due to an increase in the insurance last year along with unexpected expenses.
- > • We are under budget for the cost of this year's insurance by another \$1 Million Dollars.
- > •
- > We have 18 roofs that have been identified as having a one-year life span. Estimated cost \$2.4 Million.
- > •
- > We have three buildings waiting to start construction for the 40 Year Certification. Estimated

\$500,000.

Total all these listed, \$4.9 Million Dollars. We have no control over the rise in the insurance costs. We know that our options are limited due to the industry pulling out of Florida or just refusing to cover

Sincerely,
Michael E Eaton
President BOA

Read the message in French on page 14.

Read the message in Spanish on page 15.

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August Finances On Target



Controller Alex Ivanskas has provided our July Operations Budget Analysis indicating we are at 34.44% of our expenditures, reflecting we are in line with our budget projections. Our fiscal audit has been completed and we received an unqualified audit evaluation. An unqualified audit is a thorough audit of our internal systems of control and its financial statements and all supporting documents. An unqualified report also reflects fair and transparent financial statements in compliance with generally accepted accounting principles and statutory requirements. The audit is available to unit owners in the Hollybrook website portal and on request as a printout at the Administration Building.

As of the writing of this report, bids for conducting a reserve study have been received and will be presented at a Board of Administration meeting. Once the Board selects the appropriate company, the reserve study will be performed and we will

have a clear picture of the funding needed to be added to our specific reserve categories. The reserve study will evaluate all assets and determine their life span and depreciation and present us with an estimation of the costs of replacement and/or repair of the asset. We have used this type of study in the

past and anxiously await their findings.

Banco Popular has advised us they are willing to provide us with a \$5 million line of credit. This is fantastic news. We will now ask the Board of Administration to authorize this line of credit loan and assist in developing the procedures for implementing the use of the funds and the methodology for repayment of the loan. Policies and procedures need to be developed and brought to our residents. We will be utilizing several communication vehicles to broadcast the details of the actions we believe are necessary to achieve the best and most efficient use of the funds and the most practical means of repayment all in an effort to improving our beautiful homes and community.

Continue reading on next page

BOARD OF ADMINISTRATION 2023-2025

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Hollybrook Sales



Unit Sales for July

Everyone wants to live here!

BLDG/APT	SELLER - BUYER	BD/RM	PRICE
09-108	Steinberg to Liens/Perez	2	\$155,000.00
18-302	Recht to Sirvent	2	\$280,000.00
19-302	Duplain to Falconer	2	\$265,000.00
31-206	Hernandez to Kennedy/Simms	1	\$180,000.00
40-207	Guest to Brisson	2	\$208,000.00
58-206	Fortique to Montalvo/Mora	1	\$152,000.00
67-304A	Barbosa to Rutenberg	1	\$90,000.00
68-403B	Disano to Chaput	1	\$142,000.00



The restaurant numbers, once again, reflect our summer this year in South Florida – hot, humid, and lots of rain. It is so apparent that on slow golf days our restaurant revenue is substantially impacted. Michael Fishman and his excellent staff are working diligently to solve this financial issue and we are confident that together we will achieve satisfactory results. Despite all these issues, this July number is much improved over the 2022 July numbers. We are moving forward.

The tenting and fumigation of our facilities was quite a sight to observe. It was amazing how they tented the complete playhouse, restaurant, drive-thru, proshop, cart barn and Rec Building in about four or five hours and then started the fumigation process. As an aside, all the food supplies in the restaurant were packed and stored in a refrigerated truck parked near the Towers during the entire process. The truck was supplied by Cheney Brothers one of our food vendors. The cleanup and restoration of services was accomplished by our excellent ground crews, ASI Janitorial workers, restaurant staff and golf shop crews. Huge thank you to all who made this project a success. Thanks to Eric Wheeler, our General Manager, Vlad, Mike T, and each and every one who worked to make this major task appear to be just another Hollybrook day. Thank you, thank you.

*Vice President
Andy Ingram*



Your Vice President Andy Ingram is diligently working daily and remotely from his summer home in Massachusetts.

If you experience any issues with service vendors such as TOTAL, ASI, Star Lawn or contractors, please call Andy at 781-799-2434.

Breathtaking Sights of Hollybrook



Photos by Mark Favus

Nature photographer Mark Favus posted these photos on Facebook recently with the following message: "It was a beautiful sunny morning in Hollybrook, a relatively cool 79 degrees at 7 a.m., so it was time for my morning walk around the lakes. I captured an Anhinga perched on a duck looking for breakfast and one of our huge banyan trees reflected in a lake. The banyan trees may have been here when (Hollybrook) was pastureland."



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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.

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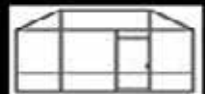
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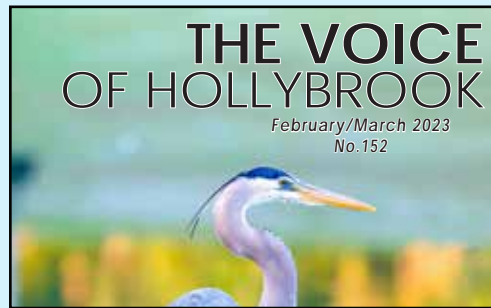
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VOH Submission Procedures

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

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

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

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

2. That all articles by the VOH staff, prior to publication, must be thoroughly screened for accuracy of facts. Subjects should be local and news items should report facts. No advocacy position is to be expressed in any articles.

Neither the Officers, the Editor, nor the Business Manager assume personal responsibility for the ads or articles printed herein.

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Financial Focus: Opportunity and Challenges



There has been increased news coverage about the escalating property insurance costs in the State of Florida over the last several years. Everyone has been adversely affected and the insurance crisis has been negatively impacted by large insurance companies pulling out of Florida. Many insurers will no longer write policies in Florida. The loss of competition and the lack of legislative action impacts both individual policy owners as well as condominium associations.

We recently had to renew Hollybrook's Property Insurance policy and the renewal costs were 1.2 million dollars over the amount budgeted in our 2023-2024 budget. Hollybrook did everything possible to mitigate this increase. We repaired some roofs, as suggested by a

recent study, and we also did an Electrical Study and a Wind Mitigation Study of our property. However, the Property Insurance cost result was still even higher than we expected.

As a result of the study of our roofs, we now know that it is imperative that we repair approximately 18 roofs as soon as possible. These roofs, according to the study, have a life expectancy of just one or two years. Roof repairs are expensive and coming up with the money to pay for these repairs is certainly a challenge. The Board of Administration (BOA) will soon need to determine the best way to handle the insurance cost loss as well as these necessary roof repairs. The opportunity mentioned in the title of this report is that by tackling these roofs as soon as possible may save us money when we renew our property insurance policy in the next fiscal year.

Our neighbors in South Florida are facing similar challenges. Century Village, Sunrise Lakes and Carriage Hills are just a few of the communities similarly affected. News reports and social media posts have highlighted these challenges and the solutions to the funding issues will be difficult for many condominium owners.

Our Board of Administration is in the process of discussing how to best fund these projects. Committees are being formed to address these as well as other challenges mandated by recent legislative initiatives. Residents with financial expertise will be invited to participate, advise, and make recommendations. Town hall meetings will be scheduled as soon as all relevant information is available to the BOA and the committees. Input from unit owners will be solicited and will be an essential component of these financial decisions.

The heat and the unremitting rain undoubtedly negatively impacted the gross income for the golf course. The July income was \$104,809 which was greater than the golf income of \$103,484 during June. The Hollybrook golf revenue during the first month of the second quarter of our fiscal year reveals that we reached 25 percent of our projected yearly golf income of \$1,880,000. However, it is interesting to note that the

2023 July revenue was less than the 2022 July revenue of \$125,804. Unfortunately, the first four months of 2022 had greater gross golf income (\$514,313) than the same period of 2023 (\$465,973).

A further analysis of golf course gross income in July reveals that the cart fees from our owners were \$8,185 and an additional \$39,563 came from guest fees. As

Continue reading on next page

Direct Withdrawal for Unit Owners Payments on time, worry free

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.

Next Quarterly Maintenance Payment for Fiscal Year 2023-2024 Due Oct. 1, 2023

Attention Unit Owners,

For your convenience, please refer to the Maintenance Payment Schedule below for the remainder of budget year 2023-2024. Keep it handy for your reference.

Note that the October payment (highlighted in yellow) includes your restaurant amenity support responsibility. In exchange, you will receive a \$225.00 card redeemable for \$225.00 in food and beverages at the Hollybrook Restaurant.

	Phases 1-5 & Towers	Phase 6
Third Quarter due	\$1,769.00	\$2,131.00
10/01/23	THIS PAYMENT INCLUDES THE \$225.00 RESTAURANT RESPONSIBILITY	
Fourth Quarter Due	\$1,544.00	\$1,906.00
01/01/24		

REGULAR BOARD OF ADMINISTRATION MEETING MINUTES

Wednesday, August 2, 2023



would be expected during the summer, much of our income comes from outside golfers. Walk-in golfers accounted for \$33,762 of our golf revenue. Our contracts with Golf Now and Canam provided \$13,260. Golf Now revenue was \$5,662 and Canam revenue was \$7,598. Additional sources of golf income were \$6,094 from our military and first responders, driving range fees of \$707 and Par 3 fees were \$1,083. Fortunately, we also had \$1,100 from tournaments and an additional \$1,056 from other sources.

Alex Ivanaskas and Etna Chery are diligently working with me to collect from owners who are in arrears. Twelve owners are in Collections with Straley and Otto. It should be noted that one of these accounts is due to the recent death of a former Hollybrook resident. Hollybrook is quite fortunate to have a very small number of accounts in collections.

The letters that were sent to 112 unit owners who were in arrears for their quarterly maintenance payments resulted in additional payments to Hollybrook. As of mid-July, 29 unit owners are in arrears for either their July maintenance or smaller amounts of money. Approximately five of these 29 owners owe less than \$100.00. An additional 30 unit owners have been assessed late fees and interest and a few of these accounts will be sent to collections if they fail to send their maintenance payments in a timely manner.

President Mike Eaton called the meeting to order at 7:31 p.m. on August 2, 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: Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Labate, Lachance, Mack, Markowski, Mason, Mislove, Munju, Rice, Sanabria, Tripodi, and Yost; Bergeron, McCall, and Webber were absent. Also in attendance were Eric Wheeler (General Manager), Alex Ivanaskas (Comptroller), Shane Laakso (Purchasing Manager), and Querino Paccella (Compliance Director).

President Eaton postponed reading and approval of the minutes from the Board Meeting held on June 21, 2023, until the next board meeting due to errors and omissions that will be resolved. No one opposed the postponement.

The Treasurer's and Financial Secretary's report were not read; they will be published in the next Voice of Hollybrook.

ANNOUNCEMENTS

Joni Esser-Stuart announced that there will be a Healthy Living Expo on November 15th in the Playhouse from 10 am until 1 pm. There will be a DJ, raffle prizes, and lunch for those who attend. Also, she will be working with Memorial Hospital on holding a Flu Clinic at the end of October; when confirmed, it will be announced.

Carl Mack announced that the first Landscape Committee meeting was held on July 27th. The contract with Star Lawns is being extended for one more month. There are 3 or 4 bids from other companies; each one will be interviewed.

Joe Greeley announced that the 40-year Committee met with Eric Wheeler, the new General Manager, and brought him up to speed on activities over the last several months. At this point forward, he will be managing the staff and contractor efforts regarding implementation of the program. On July 10th, the committee met with Batista Engineering to kick off the next phase of the design and cost estimates. Bids were received for three buildings plus some additional work. References will be checked and interviews will be held with the contractors on August 8th.

Once the finances are approved, the contractor will be selected.

NEW BUSINESS

MOTION A – TO AMEND LANGUAGE IN THE INDEX OF CHARGES FOR USE OF COMMON FACILITIES

Sue Galletta made a motion to amend the language in the Index of Charges (located in the Appendices of the Rules and Regulations) for Use of Common Facilities.

1. Paragraph (d) should read as follows: Each Hollybrook residents unit is allowed two (2) events per calendar year.
2. To add: Security detail at \$30 per hour per person. Event security will be coordinated by the Chief of Security.
3. To amend by deleting language in Outside Events to read: Outside Events: \$250.00 per hour (the event coordinator will be required to submit a security plan to the Approval Manager.

A friendly amendment was made by William Brittain to change the previous #2 to read: Security detail at \$30 per hour per person. Security will be coordinated by the Chief of Security and reviewed by the Association. It was seconded by Reine Fortier. A vote was taken on the amendment; there were 20 affirmatives and 2 abstentions (DiPuglia and Tripodi). The amendment to the motion passed.

An amendment was made by Rosalie Labate to the previous #1 to read: Each unit is allowed two (2) events per calendar year while an owner or owners reside in the unit. William Brittain seconded the amendment.

A vote was taken and there were 13 affirmatives, 4 opposing (Esser-Stuart, Koch, Munju, and Tripodi), and 5 abstentions (Donawa, Goldgut, Mack, Mason, and Sanabria). The amendment to the motion passed.

The amended motion was called; there were 14 affirmatives, 6 opposing (Esser-Stuart, Goldgut, Koch, Mason, Munju, and Tripodi), and 2 abstentions (Mack and Sanabria). The amended motion passed. *See chart A on next page.* (Words underlined are additions. ~~Strike-through~~ words are deletions.)

BoA Meeting Minutes - Continued on page 10



MOTION B – TO UPDATE FEES IN THE INDEX OF CHARGES FOR USE OF COMMON FACILITIES

Sue Galletta made a motion for the board to approve updating fees in the index of charges for use of common facilities as follows:

**HOLLYBROOK GOLF AND TENNIS CLUB
CONDOMINIUM INDEX OF CHARGES FOR
USE OF COMMON FACILITIES**

Whereas catering for events is under a restaurant income category, pricing for catering is not included in the schedule for the use of common facilities. All events must be catered for by Hollybrook restaurant only. All deviations or exceptions must receive approval from the approval manager/designated agent. Rosalie Labate seconded the motion.

Paul Tripodi made a motion to postpone the motion until November. Reine Fortier seconded the motion.

A vote was taken to postpone; there were 10 affirmatives, 10 opposing (Eaton, Esser-Stuart, Greeley, Ingram, Labate, Mack, Markowski, Mislove, Rice, and Yost), and 2 abstentions (Goldgut and Sanabria). The amendment to postpone failed.

The question was called, and a vote was taken on the motion; there were 12 affirmatives, 6 opposing (Fortier, Goldgut, Koch, Mason, Munju, and Tripodi), and 2 abstentions (Galletta and Sanabria). *See chart B on this page.*

**MOTION C – TO AMEND RULE 9, SECTION 3, OF
HOLLYBROOK’S RULES AND REGULATIONS**

Rosalie Labate made a motion to amend Rule 9, Section 3: FEES to read as follows:

Fees and security deposits related to identification cards and rules related to return of security deposits shall be determined by the Board.

Lessees renting on an annual basis and have resided in the same unit for five (5) years or more may request that their security deposit be refunded in full (less the \$25 process fee) as long as the Unit Owner is a “Resident in Good Standing” as defined in Rules Definitions. Elaine Yost seconded the motion. A vote was taken, the motion passed unanimously with 22 affirmative votes. (*Words underlined are additions.*)

**MOTION D – TO LEVY
FINES AND SUSPENSIONS
FOR NON-COMPLIANCE
OF HOLLYBROOK’S GOV-
ERNING DOCUMENTS**

Rosalie Labate made a motion that the Board consider and approve the levying of fines and/or suspensions regarding the following acts of non-compliance pertaining to the governing documents of the association and Florida Statute 718.303(3)(a). Reine Fortier seconded the motion. *See chart D on this page.*

There was no objection; all dockets were approved.

MOTION E – TO HIRE A CONTRACTOR FOR TERMITE-

**FUMIGATION OF THE PLAYHOUSE, RESTAURANT,
SOCIAL HALL, GOLF PRO SHOP, AND REC. CENTER**

William Brittain made a motion that the Board approve a contract for termite fumigation of the Playhouse, Social Hall, Restaurant, Golf Pro Shop, and Recreation Center. The contract is to be awarded to Truly Nolen Company for the tent and gas fumigation of drywood termites at a cost of \$49,200 to be funded from unallocated funds of \$140,000 from Schedule “P” of the 2023 budget. Rosalie Labate seconded the motion.

After some discussion, Reine Fortier made an amendment to the motion, as follows: If the contract price is not accepted by the awarded company, that contract will be awarded to Lucas Pest Control at a cost of \$47,190. The amendment was seconded by Elaine Yost.

A vote was taken on the motion as amended; the motion as amended passed unanimously.

President Mike Eaton adjourned the Board of Administration Meeting at 10:00 p.m.

*Respectfully Submitted,
Elaine Yost, Recording Secretary*

CHART A

	Playhouse	Social Hall
For Hollybrook Units	\$500.00	\$200.00
For candidates for political office	\$600.00	\$300.00
For Civic, Fraternal, State or Federal groups/ organizations, only if approved by the Approval Manager	\$600.00	\$250.00
For outside events	\$1,000.00	\$500.00
For Deposit for the Social Hall		\$250.00

CHART B

WHO IS USING THE VENUE/SPACE?	PLAYHOUSE	SOCIAL HALL
(a) Hollybrook Golf and Tennis Club Condominium, Inc.	\$0	\$0
(b) Hollybrook Clubs and Organizations	\$0	\$0
(c) Hollybrook Unit Owners (owners are allowed TWO (2) events per calendar year)	\$500	\$200
(d) Hollybrook Election Candidates running for Hollybrook Board of Directors (limited to aggregate of TWO (2) times)	\$0	\$0
(e) Outside Candidates for Local/State Political Office	\$600	\$300
(f) Civic, Fraternal, State or Federal Groups or Organizations only if approved by the Approval manager/Designated Agent	\$600	\$250
(g) Outside Events (Non-Owners)	\$1,000	\$500

CHART D

DOCKET #	CATEGORY	FINE AMOUNTS	SUSPENSION(S)
308	Unregistered Occupant	One (1) fine at \$100	
307	Harassment	One (1) fine at \$100	

Maintenance Department Checklist

Works in Continual Progress

- ✓ Finish Painting Curbs throughout Hollybrook including Recreation Center and Social Hall
- ✓ Pressure Washing all First Floor Catwalks and Bumpers
- ✓ Repair Asphalt Damaged by Owner Oil Spills
- ✓ Pressure Wash Recreation Building
- ✓ Painting Stripes Throughout Hollybrook
- ✓ Install Handrails on Ramps Leading to Parking Lot at Bldgs. 11, 25, 40, 41, 62, and 63 (as residents request)
- ✓ 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 200 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

Working in maintenance is like pushing a chain. It's a game of hurry and wait, go and stop, being a hero one day and villainized the next. Permits, materials, cost factors and cooperative weather play into accomplishing daily chores *and* the inevitable crises that befall a beautiful 50-year community.

This feature loops residents into what keeps maintenance workers jumping. It is impossible to include all projects and emergencies that range (relatively) from replacing a catwalk light bulb to repairing a water main break.

Remember to please thank our maintenance workers.

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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 I - HANDYMAN SPECIAL! 2BR/2BA (1,170 SF). Unobstructed PGA Golf Course, new North/South Exposure. Recreation Lease **PAID IN FULL!** **REFURBISH TO YOUR OWN TASTE (in 1 week)**

PHASE V - SPECTACULAR WIDE WATER VIEW! 1st Floor 2BR/2BA. North/South exposure, tiled flooring throughout, **TOTAL Appliance Service Contract.** Recreation Lease **PAID IN FULL!** **GREAT OPPORTUNITY! PRICED TO SELL FAST!**

TOWERS - 1BR/1.5BA DESIGNER PERFECT! TOTALLY UPGRADED! NEW KITCHEN, NEW BATHROOMS, NEW EVERYTHING! Fully Furnished. **SPECTACULAR VIEWS!** Recreation Lease **PAID IN FULL!** **NOTHING NICER!**

ANNUAL RENTALS

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 VI - OPEN & SPACIOUS, 1,459 SF 2BR/2BA. Washer/Dryer. Wide open Kitchen, wrap around screen patio. **YOU'LL BE PROUD TO CALL THIS HOME!**

Towers 1BR/1.5BA overlooking PGA Golf Course, Lakes, Pools and Tennis. **GOLF IS FREE (Except for carts),** Tennis & Pickleball. Restaurant - all a short walk. **CLEAN & MOVE-IN READY!**

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SEASONAL RENTALS

PHASE III - 2BR/2BA Convertible with privacy folding door. Tiled Throughout. Also available for sale At right price. **STEPS AWAY TO CLUBHOUSE!**

Thank You Hollybrook

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From Pembroke Pines Mayor Frank C. Ortis

Remembering a National Tragedy



This year marks the 22nd anniversary of the horrifying 9/11 terrorist attack on the United States. On Monday, September 11, the City of Pembroke Pines will remember and honor the nearly 3,000 people who lost their lives during those attacks in New York, Washington D.C. and Shanksville, Pennsylvania during a special ceremony. It will be held from 8:30 a.m. to 10:30 a.m. at Memorial Park adjacent to the Charles F. Dodge City Center, located at 601 City Center Way.

The solemn ceremony will begin with the Presentation of Colors by the City of Pembroke Pines Police and Fire Department Honor Guards. All people are encouraged to attend. Guest speakers, community leaders and patriotic music by local school bands and area musicians will be included. Those who attend are encouraged to view statues that are part of our Me-

morial Park. For more information regarding the City observance of the 9/11 Anniversary or Patriot Day, call 954-392-2116.

Be sure to mark your calendars for the Annual Veterans Employment Expo, 10 a.m. – 2 p.m., Tuesday, October 17, at the Carl Shechter Southwest Focal Point Community Center Campus. If you are a veteran in need of a job, I strongly encourage you to attend. It's a great opportunity to meet directly with managers in our area, from a variety of companies and organizations, that are hiring. In Pembroke Pines, we appreciate the business community for supporting veterans, and we especially appreciate our veterans for their service. Call 954-450-6888 for more information.

Reminder: September 10 marks the peak of our hurricane season. It only takes one storm to make an impact. Let's all be prepared. Check out our Pembroke Pines Prepared Hurricane Resources at www.ppines.com/hurricane and resources that are made available at Hollybrook's Administration Building.

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

From Pembroke Pines Commissioner Tom Good

Celebrating Diversity



September is here and by the end of the month we start the fall season and finally (maybe) get some relief from the record-breaking extreme heat we have experienced this year. September is also a month for several recognitions and celebrations. In fact, there are so many I can only mention a few.

In the first half of the month, we will recognize Labor Day and Patriot Day and be reminded of the many who made this nation strong, vibrant, and free. In the second half of September, we will wish our Jewish friends a happy, healthy, and fulfilling new year during Rosh Hashanah; then wish them peace, reflection, and easy fasting during Yom Kippur. Meanwhile, because September is Hispanic Heritage Month, celebrate the diverse cultures, history, and contributions of the Hispanic communities.

We also wish all of our friends from Brazil, Costa Rica, El Salvador, Guatemala, Honduras, Nicaragua, Mexico, and Chile amazing celebrations for their Independence Day.

On another note, I remind everyone that the City provides community bus transportation service with three designated routes known as Green, Gold, and Blue. The routes include connection points for several Broward County transit buses, enabling riders to move seamlessly from one end of the city to the other. Community Bus Transportation Services are provided to everyone at no charge, and all the community buses are wheelchair accessible. The buses operate on a published schedule available at www.ppines.com/218/Community-Bus-Service. Know that your Hollybrook Board Officers are coordinating with the City to get funding approval from Broward County so that a community bus stop can be established within the Hollybrook area.

As a reminder, the city provides free transportation service to Hollybrook residents, who are over 60 years of age and registered members of the Carl Shechter Southwest Focal Point Community Center, to the Community Center, medical and dental appointments, pharmacies, social service agencies, and more. This service is provided on a subscription basis delivering regular and recurring service based on a schedule that has been prearranged and suited to each member's needs. Special attention is extended to seniors with disabilities, and priority is given to crisis situations such as dialysis, life sustaining therapies, and out-patient services.

For more information regarding Transportation Services, please visit the Carl Shechter Southwest Focal Point Community Center, or call the Transportation Department at 954-450-6850.

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

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Jeudi 24 août 2023

Chers résidents de Hollybrook,

Merci à tous d'avoir été patients avec cette nouvelle administration alors que nous essayons de nous attaquer à certaines des questions les plus sérieuses qui aient jamais été soumises à un conseil d'administration. J'ai été béni par le fait que nous avons tous une chose en commun. Le succès futur de Hollybrook. La réussite de Hollybrook est synonyme de réussite pour tous ses habitants. Vous m'avez peut-être entendu mentionner lors de la dernière réunion du conseil d'administration, et bien sûr par le biais de la rumeur, la ligne de crédit de 5 millions de dollars qui vient d'être approuvée par notre banque. À l'heure où j'écris ces lignes, nous attendons l'approbation de la BOA. Permettez-moi de vous donner un bref aperçu de l'utilisation immédiate de cet argent :

- Selon notre audit, il manque à Hollybrook 1 million de dollars pour l'année budgétaire 2022-2023. Ce déficit est dû à une augmentation de l'assurance l'année dernière ainsi qu'à des dépenses imprévues.
- Le coût de l'assurance de cette année est inférieur d'un million de dollars au budget.

- Dix-huit toits ont été identifiés comme ayant une durée de vie d'un an. Le coût est estimé à 2,4 millions de dollars.
- Nous avons trois bâtiments en attente de construction pour la certification de 40 ans. Le coût est estimé à 500 000 dollars.

Le total de tous ces éléments s'élève à 4,9 millions de dollars. Nous n'avons aucun contrôle sur l'augmentation des coûts d'assurance. Nous savons que nos options sont limitées en raison du retrait de l'industrie de Floride ou du refus de couvrir les condominiums. Notre seule option est d'essayer d'éliminer les raisons de l'augmentation du coût de l'assurance. L'inspection qui a été demandée en avril a identifié nos problèmes de toiture comme un besoin immédiat. Nous avons prouvé à l'assureur que la toiture en silicone est un système de couverture viable. Notre intention à l'avenir est d'utiliser ce processus chaque fois que possible pour faire économiser de l'argent à Hollybrook tout en obtenant un matériau de couverture amélioré.

Je connais votre prochaine question, car j'avais la même à l'esprit. Comment allons-nous payer cette ligne de crédit? Si nous n'avons pas de plan, 5 millions de dollars seront ajoutés au budget de l'année prochaine et seront couverts par une augmentation de

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la maintenance. Si nous avons une évaluation des propriétaires, le coût par propriétaire sera déterminé et la date de paiement se situera autour de février 2024. Personne ne veut d'une évaluation. Personne ne veut d'une augmentation de la maintenance. Nous sommes confrontés à une décision importante et immédiate. Je vais solliciter l'aide d'experts financiers de notre population au sein d'une commission chargée d'examiner nos options, puis nous organiserons des réunions publiques pour discuter de ces options. J'avais promis de vous tenir informés par le biais de la Voix de Hollybrook et d'envois de courriels, mais nous devons maintenant nous pencher sur les besoins de Hollybrook.

Sincèrement,
Michael E Eaton
Président BOA

EN ESPAÑOL

Jueves, 24 de agosto de 2023
Estimados residentes de Hollybrook,

Gracias a todos por ser pacientes con esta nueva administración mientras intentamos abordar algunas de las cuestiones más graves que se han presentado ante un Consejo de Administración. He sido bendecido por el hecho de que todos tenemos una cosa en común. El éxito futuro de Hollybrook. El éxito de Hollybrook significa éxito para todos los residentes. Es posible que me han oído mencionar en la última reunión de la junta, y por supuesto a través de la vid, la línea de \$ 5 millones de dólares de crédito que se acaba de aprobar a través de nuestro banco. En el momento de escribir esto, está a la espera de la aprobación BOA. Permítanme darles un breve resumen de lo

que el dinero se utilizará de inmediato:

* Según nuestra auditoría, Hollybrook tiene un déficit de \$1 Millón de dólares para el año presupuestario 2022-2023. Este déficit se debió a un aumento en el seguro el año pasado junto con gastos inesperados.

* Estamos por debajo del presupuesto para el coste del seguro de este año en otro millón de dólares.

* Tenemos 18 tejados con una vida útil de un año. Coste estimado: 2,4 millones de dólares.

* Tenemos tres edificios a la espera de iniciar la construcción para la certificación de 40 años. Se estima en 500.000 dólares.

En total, todos estos listados, 4,9 millones de dólares. No tenemos control sobre el aumento de los costos de seguro. Sabemos que nuestras opciones son limitadas debido a que la industria se retira de Florida o simplemente se niega a cubrir condominios. Nuestra única opción es tratar de eliminar las razones para el aumento de nuestro costo de seguro. La inspección que se requirió en abril identificó nuestros problemas de techo como una necesidad inmediata. Hemos demostrado a la aseguradora que las cubiertas de silicona son un sistema viable. Nuestra intención de cara al futuro es utilizar ese proceso siempre que sea posible para ahorrar dinero a Hollybrook y, al mismo tiempo, obtener un material de techado mejorado.

Conozco tu siguiente pregunta porque yo tenía la misma en mente. ¿Cómo pagamos esta línea de crédito? Si no tenemos ningún plan, se añadirán 5 millones de dólares al presupuesto del año que viene y se cubrirán con un aumento del mantenimiento.

Si tenemos una evaluación de los propietarios, el costo por propietario se determinará y tendrá una fecha de pago alrededor de febrero de 2024. Nadie quiere una evaluación. Nadie quiere un aumento del mantenimiento. Nos enfrentamos a una decisión importante e inmediata. Voy a solicitar la ayuda de las mentes financieras de nuestra población en un comité para ver nuestras opciones y luego vamos a tener reuniones del ayuntamiento para discutir esas opciones. Yo había prometido mantenerlos informados a través de la Voz de Hollybrook y a través de correo electrónico, por lo que ahora tenemos que mirar a las necesidades de Hollybrook.

Atentamente,
Michael E Eaton
Presidente BOA

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# 2023 HURRICANE SEASON

Hurricane Season is June 1 - November 30 \* "BE PREPARED"

## WHAT IS A HURRICANE?

Hurricanes are massive storm systems, also known as tropical cyclones, that form over the water and produce winds of 74 mph or higher. There are five types, or categories, of hurricanes based on a scale of categories called the Saffir-Simpson Hurricane Scale. The categories are based on wind speed:



- Category 1: Winds 74-95 mph
- Category 2: Winds 96-110 mph
- Category 3: Winds 111-129 mph
- Category 4: Winds 130-156 mph
- Category 5: Winds 157 mph or higher

Parts of a hurricane include the eye, the "hole" at the center of the storm. Winds are light in this area and skies are sometimes even clear; the Eye Wall is a ring of thunderstorms that swirl around the eye where winds are strongest and rain is heaviest; and Rain Bands which are bands of clouds and rain that extend far out from the hurricane's eye wall that can also contain tornadoes.

## IN CASE OF A TORNADO

Having a designated "safe room" in your home can help you protect yourself, your family and pets from the dangerous forces of extreme winds. It can also relieve some of the anxiety created by the threat of an oncoming tornado or hurricane. Keep these things in mind when choosing your "safe room." Closets, bathrooms and small storage rooms with only one door and no windows are well suited for use as "safe rooms." Interior bathrooms have the added advantage of having a water supply and toilet.

## HURRICANE WATCH VS WARNING?

**Hurricane Watch** = conditions possible within the next 48 hours  
**Hurricane Warning** = conditions expected within the next 36 hours

Pay attention to local announcements on the TV or Radio from the National Hurricane Center and local officials. Your actions to protect life and property should ensue after a Warning is issued.

## EVACUATION

BUILDING CAPTAINS will be notified through the General Manager's Office to advise all residents in their building to assemble at the exterior of building with at least a 3 Day Supply Emergency Kit.

For quick reference pull out and hang on your refrigerator.

# 2023 HURRICANE SEASON

Don't wait 'til it's too late! \* "BE PREPARED"

## BUILDING AN EMERGENCY KIT

**WATER** – 1 gallon per person, per day for several days for drinking and sanitation, including for pets (keep in airtight plastic containers that are easy to access)

**FOOD** – for any emergency have at least 3 days supply of non-perishable foods for adults, kids & your pets. Check expiration dates and replenish regularly

**FIRST AID KIT** – sterile gloves, sterile dressings, soap and antibiotic towelettes, antibiotic ointment, adhesive bandages in a variety of sizes, eye wash solution, prescription eyeglasses and contact lens solution, thermometer, prescription medications you take every day, prescribed medical supplies such as glucose and blood pressure monitoring equipment and supplies, First Aid book, non-prescription drugs (aspirin or non-aspirin pain reliever, anti-diarrhea medication, antacid, laxative)



**EMERGENCY CASH AND CHANGE** - If the power goes out, cash machines will not work.

**SANITATION** - toilet paper, soap, toothbrush and toothpaste, feminine supplies, diapers, plastic garbage bags with ties, plastic bucket with tight lid, chlorine bleach, supplies for pet waste

**TOOLS & SUPPLIES** – Wrench to turn off gas and water lines, cups, plates, utensils (from camping gear of plastic/paper), flashlight with extra batteries, battery-powered radio with extra batteries or hand crank radio and a NOAA Weather Radio with tone alert, manual can opener or utility knife, small fire extinguisher, pliers, duct tape, matches in a waterproof container, whistle (to signal for help), local maps, cell phone with chargers and a backup battery, plastic storage container to keep everything in one place

**DOCUMENTS** – Scan valuable documents and store them securely online, have duplicate copies of key doc-

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

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

## Local Emergency Telephone Numbers

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



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# DJ 'Timeless Mike' Pulls Dance Duty

Hollybrookers arrested by hip tunes; sentenced to dance floor



| UPCOMING EVENTS | HOLLYBROOK PRESENTS                        |
|-----------------|--------------------------------------------|
| AUGUST 3TH      | Dance With DJ-Mike                         |
| SEPTEMBER 2nd   | Latin Night                                |
| OCTOBER 31st    | Vampire's Ball                             |
| NOVEMBER 23th   | Snowflake Ball                             |
| DECEMBER 31st   | NEW YEAR'S EVE                             |
| JANUARY 20th    | HOT HOT HOT                                |
| FEBRUARY 14th   | Cupid's Ball                               |
| MARCH 16th      | 50th Year Anniversary<br>SILVER AND DANCE! |
| APRIL 6th       | END OF THE SEASON BLAST                    |



Photos by Bill White

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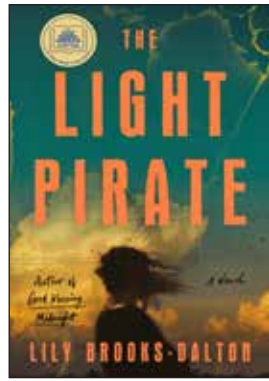
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# 'The Light Pirate'

An environmental horror story set in the future - or is it?

By Terri Reinkinen



So what of civilization? How to survive the seemingly inevitable?

I highly recommend this book. Although it is a horror story of different ilk, it offers a hopeful glimpse of a future survivable despite the inevitable.

"The Light Pirate" is available at Barnes and Noble, on Amazon, and there is one copy in the Hollybrook Community Library.

In a cautionary tale of the not-too-distant future of South Florida, the Outer Banks are gone; Miami is flooded and abandoned; the only visitors are pickers and scavengers who arrive by boat in the dark of night. Lake Okeechobee has melted into the Everglades.

"The Light Pirate," by Lily Brooks-Dalton, (2022), follows the life of Wanda, born at home during a Category 5 hurricane in South Florida, and named for the hurricane of her birth.

Her violent beginning mysteriously enables her with the unique ability to draw light from creatures of the water, who protect her from various life threatening crises and mounting environmental disasters.

Through increasingly devastating hurricanes, climatically impossible heat, and incredible King Tides, South Florida, as well as much of the Eastern Atlantic Coast, succumbs to its primordial past.

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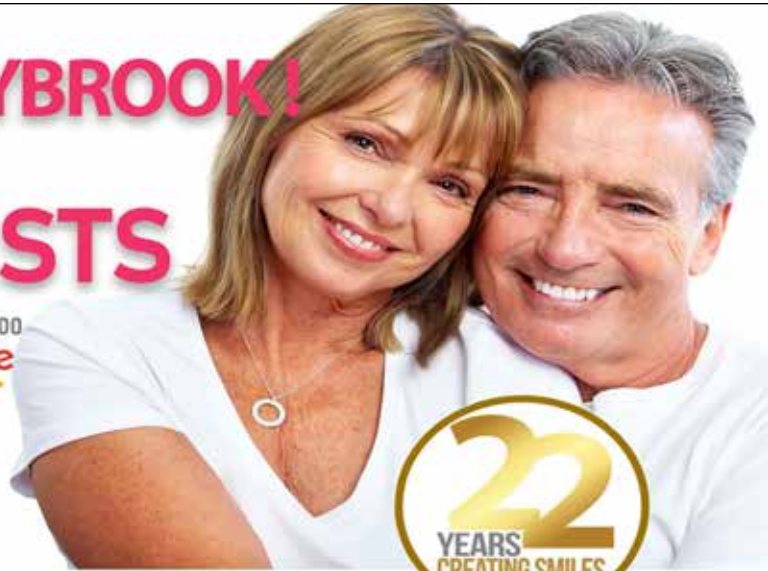
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# Assessment Incoming?

*Homework for Hollybrook:  
Stay informed, read The VOH*



2021, set in motion a series of decisions in the Florida State Legislature that resulted in Florida SB 4D that states all Florida condominium communities with three and above floors must have fully funded reserves by January 1, 2024. From what Ms. Holly understands there may be some wiggle room (not an official attorney word) and it may be that we need to show that

Dear Ms. Holly,

My neighbor says we'll be getting an assessment. I haven't heard anything about this. Is it true and if so, how much will it be?

Sincerely,

*Clutching My Pearls and My Wallet in Hollybrook*

Dear *Clutching My Pearls and My Wallet in Hollybrook*,

Thank you so much for your question. It gives Ms. Holly the opportunity to remind our residents that we have a responsibility to stay informed and to read our stellar publication, The Voice of Hollybrook, cover to cover each month as one of the best ways to do that.

Full disclosure, Ms. Holly is not an attorney but has read many John Grisham books. She also has never been a state legislator but may consider running as a result of the debacle known as SB 4D.

The tragic collapse of the Champlain Towers South on June 24,

we are making significant efforts reaching fully funded reserve status, but Hollybrook continues to seek clarity .

Beth Stibal, Tallahassee Radio 850 WFTL, reports less than 5% of Florida condo communities are fully funded. So, dear, you can imagine the problems this has caused all over state. You may recall that in March we were asked to vote on NOT fully funding our reserves as we have always done. There was an expectation that the Florida legislature would address the financial burden this law has created in the 2023 special session. But alas, they have not, and the clock is ticking.

Sadly, Ms. Holly doesn't need to consult her Magic Eight Ball for this and believes we will likely have an assessment. Ms. Holly does also believe that every effort is being made to make sure, if there is an assessment, that it will be as minimal as can be legally managed. How much or when is unknown but January 1, 2024 is fast approaching and that has not changed.

Ms. Holly deduced that we will likely have an assessment based on Board reports by our President and Treasurer featured in August 2023 Voice of Hollybrook as well as our Board meetings. Per Mike Eaton's President's message: "The Reserve Study will hopefully get started soon, and we can begin to determine how much we will need by the end of 2024 to satisfy the State of Florida's SB 4D." In Rosalie LaBate's Treasurer's Message she shared her commitment to minimize the financial impact that the mandated reserve will have on us: "We are looking at a combination of sources to provide the necessary monies: a line of credit, a loan and, of course, an assessment." Rosalie's latest column (page 4) is even more hopeful.

Thank you dear, for reminding our Hollybrook residents to stay informed and to get involved. It is my understanding that phase meetings are planned as well as town halls once the reserve study is completed. I hope to see you there. I will be wearing pearls and carrying my new favorite mystery writer Elly Griffiths' The Chalk Pit.

*Sincerely yours,  
Ms. Holly*

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# Volunteer Couples Live, Love Hollybrook

By Mary Oldiges

Here's our first 50th Anniversary installment in an occasional series to highlight couples making Hollybrook shine. Couples are featured not based on popularity or super importance, but availability and willingness to be interviewed. These very busy people are hard to pin down!

## Engineers On Board

Serge and Mickey Bretton, engineers by profession, moved to Hollybrook in April 2019. The couple is retired each from notable careers that included working at General Motors and for VIYA, the premier telecommunications company in the U.S. Virgin Islands.



Mickey had never been a stay-at-home mom or 24/7 wife.

Upon retirement, the couple sought to stay busy .

“The community (Hollybrook) was essentially on shut-down and I needed something to do,” Mickey said.

Serge was the first to volunteer because he wanted to use his retirement to “give back.” He currently serves as the BBQ Captain for Pool 6. For a while, Serge managed his current position and BBQ area responsibilities for Pools 1 and the Towers, tennis courts and restaurant patio. He also worked as an election night volunteer.

To those interested in volunteering, Serge advises that volunteering is more than having the title.

“It means engaging with the community and doing real work and following through on meeting the responsibilities that come with the title,” Serge said. “The benefit for me is the satisfaction of serving the Hollybrook community.”

Inspired by Serge’s volunteering, Mickey began helping out as an overqualified receptionist at Hollybrook’s front desk. Soon, she took on the responsibility of Animal Control to register Hollybrook’s four-legged family members. Mickey’s capacity to manage logistics, ethics, communication and professional skills were quickly recognized and she was asked to serve on the very important and highly valued 40-Year Recertification Committee. Additionally, she chaired Hollybrook’s 2023 Election Committee which was lauded as one of the most successfully run elections in Hollybrook’s history.

Interestingly, Mickey said, she chose NOT to work for money even though she often works up to 20 hours weekly as a volunteer. She remains loyal to residents – ALL of us.

“I am here to serve the community not a particular administration,” Mickey said. “It is not about making money but doing something in retirement that makes me happy and where I feel I am adding value.”



## Ready 'n Willing

Nancy and Mark Wuerzburger value volunteering. Both were active volunteers professionally and personally even before they

moved to Hollybrook in 2021. Mark served as President of the State Board of the National Dry Cleaners Association and as such was a director on the association’s national board. He also volunteered with civic organizations as part of his responsibilities in banking. Nancy served as volunteer coordinator for Broward Folk Club and as President of Broward Now where she was politically active on national, state and local levels. They know how to work well together because for 18 years they operated their own dry-cleaning business in North Miami.

“We moved (to Hollybrook) in the middle of snow-bird season and I wanted to know the rules and why it was a rule. I went to the office for clarification only to find out we did not have a Building Captain and when asked if I was interested in the position, I said ‘yes’. I thought it was the best way to get to know my community,” said Nancy.

Mark quickly jumped in to help and soon they found themselves volunteering for other initiatives. Nancy served on the Election Committee 2023 and as a receptionist at the front desk. More recently, she is most busy assisting Events Coordinator, Nikki Abbey.

Together, Mark and Nancy produced the soon to be published Blue Book. They managed to exceed projected ad sales which covers the cost of printing the Blue Book more than 100 percent. Although neither are Bingo players, when they were asked to manage the bi-weekly summer BINGO games, they said yes. Why? Mark and Nancy believe that responsibility to support the community comes with home ownership.

Nancy said the benefits of volunteering are many.

“I met so many people and some of whom have become good friends. I have a better understanding of how the community operates. I have had a lot of fun doing things and it has always felt good to me to be involved,” Nancy said.

Mark nodded in agreement and said: “It takes people getting involved to make the changes Hollybrook needs.”





## Married with Cause



Querino and Lucy Pacella have been Hollybrook volunteers for more than two decades. Querino, affectionately known as “Q”, currently serves as Director of Compliance and

liaison to the legal team. Lucy is a member of the Hollybrook 50<sup>th</sup> Anniversary Committee and helps support the Events Coordinator’s office.

The Pacellas fondly recall visiting family members who were Hollybrook legacy owners. In fact, Q’s father purchased based on unit plans because “Hollybrook” was just a sand lot adjacent to a cow pasture. Then living in Boston, Querino and Lucy quickly recognized Hollybrook as a “gem” and began planning how they might also vacation and eventually move here to live forever. Q, an engineer by profession, owned a successful engineering and construction firm that still thrives today. Lucy was a dutiful homemaker and mother to the couple’s four children. While raising their family and providing for their future, they had little time for volunteerism – but they made up for it when they became Hollybrookers.

Querino stepped up to manage most of the construction and

expansion of the Recreation Building including the second floor that became the Social Hall. During the nearly year-long project, his committee kept the Proshop up and running and the cart barn accessible. In 2005, he took on the arduous task of repaving Hollybrook’s seven miles of roads. In 2017, he co-chaired the Restated Governing Documents Committee that formalized and brought clarity to many years of Board decisions. Now, as Compliance Director, Q oversees resident violations per Hollybrook’s Rules and Regulations and he serves as the Board’s Parliamentarian.

Lucy, popular for scrumptious cooking and baking and awesome decorating skills, can be found Monday, Wednesday, and Friday at her desk in the Events Office or at a table in the lobby selling tickets for Hollybrook dances and other social events. For the 2023 New Year’s Eve Party, Lucy deserved thanks for her involvement in all aspects from event conception to clean up. Admittedly, Lucy is always ready to help – except during her canasta, bridge, or mahjong time.

Together, the Pacella power couple likely donates the equivalent of one full-time employee per year which saves Hollybrook hundreds of thousands of dollars. However, true to their reputations for generosity and modesty, they are quick to downplay their contributions and give the credit to others.

Querino said he and Lucy share their expertise because it “is good for the community.”

“I can only play so much golf,” Querino said.

## PEMBROKE PINES THEATRE OF THE PERFORMING ARTS OCTOBER 21 - NOVEMBER 05

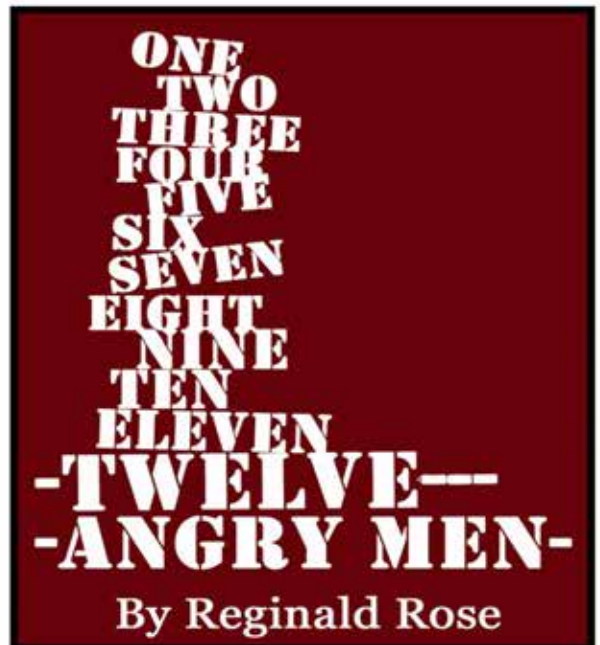
**Let’s meet at the theatre!**

Hollybrook is getting a group together for the 1pm performance on October 22.

Group tickets are \$25 each. Please contact Jay Maxwell at 954-643-4717 or email [jaybmaxwell@yahoo.com](mailto:jaybmaxwell@yahoo.com)

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# Features

## All You Need to Know

# About Recycling

By Lu Shifrin, Recycling Co-Chair

### 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
- ✓ Such as empty and clean plastic containers that contained water, soda, laundry detergent, hand soap, etc... with removed caps into the recycling bin
- ✓ Such as your 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:

- ✓ Into the black or gray trash bin located in your Hollybrook laundry room or trash room
- ✓ Into the dumpster outside and near your building
- ✓ In secured plastic trash bags containing the following types of items: discarded food or food containers, glass or ceramic objects, empty tin cans, dirty paper or plastic products, Styro-foam 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.*

# SAVE THE DATES!



## 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

#### 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

#### 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

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.

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# Smokin', Mouthwatering ProShop Grill



Staff photos

The ProShop Grill, operated by The Restaurant at Hollybrook, is satisfying hungry and thirsty golfers and residents 9 a.m. - 3 p.m. every day of the week.

On August 23, Maya Diaz and Celesen Oscar (pictured) staff the grill area on the PGA Course Patio to serve a menu that includes hamburgers (\$13.95), cheeseburgers (\$14.95) grilled chicken sandwiches (\$12.95) and more. Beer, soda, water, wine and cocktails are also available. Chips come with every sandwich.

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## CITY OF PEMBROKE PINES MINOR HOME REPAIR GRANT PROGRAM

The City of Pembroke Pines has grant funding available benefiting low- to moderate-income households. The Minor Home Repair grant program is administered 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.

# Fast Eddie's Heat Adventures

OR, Nuthin 'Out There' but the summertime blues

By Ken Schlossberg



Last month I closed my message with the old Hill Street Blues admonition "be careful out there." Well, now, with "the Big Heat" we've had lately, I've decided to not go "out there" except for absolute bodily necessities. Then I gallop back indoors as quickly as my tiny legs take me.

I've also decided to spend as much of the entire day under our bed, only to emerge after the sun has gone down.

Silently, I tell the darned sun, "be gone with you! Be gone!"

To the other side of our threatening environment, ferocious tropical storms with Greek God level thunder and lightning? Knock it off, Zeus!

Sizzle crack! Boom! Boom! I run for my dark, air conditioned and cold cave under the bed!

Needless to say, me being under the bed most of the day has caused some consternation in the minds of Sophia and Kenny.

"What's going on," she said. "We never see him, and he's practically stopped eating."

"No wonder," he replied, "Eddie's not getting much exercise."

"Should we call the vet?"

"Last time he saw the vet, the vet said he needed to lose some

weight, so maybe it's not the worst thing."

"Maybe we should call his psychiatrist, Siggy Freud. Maybe he needs a de-stress pill?"

"I thought about that. But Siggy went to the Austrian Alps to beat the heat."

My ears perked up. The Austrian Alps? Cool!

Sprechen ze Deutsch?

Sophie knelt by the bed and peered at me huddled under it.

"Eddie? You want to talk to Dr. Siggy?"

"Sure," I whimpered. "He's always fun."

"Okay, I'll get him on the speakerphone."

Sophie called Izzy and asked him how things were in the Alps.

"Sophiela," he said. "Even zo ze snow in ze Alps eez nicht snowy, it eez better than living in ze Everglades. What's up?"

"Eddie's depressed. He won't come out from under the bed."

"Eddie? You hear me?" the doc asked.

"Bark, bark, bark. Yeah, I hear you."

"So vhat's vith this Greta Garbo I vant to be alone thing?"

I was perplexed. How would he feel if he had to walk around in a fur coat with the heat index well beyond 100 degrees?

"That's vhy I'm in ze Alps. You vant to come over? There are a lot of pretty poochilas here waiting to vag your tail."

"I'm panting at the thought, but the airlines won't let me fly like a passenger anymore. They want to crate me in cargo, *like an animal!* So it's a no go."

"Airlines really suck these days, pardon my language. The guy sitting next to me ate kimchee the whole flight over here. I stunk like Korean kraut for a week. Vhat else ez troubling you?"

"Besides our killer heat and all sorts of environmental catastrophe, there was a TV news story as big as a Great Dane about a little old lady, walking her pup by a lake, who was snatched and gobbled up by an alligator - and her little pup, too!"

"Zatz vhat you call a hungry gator! Too bad she didn't smell like kimchee. Za gator vould have zaid 'nicht gut' and hidden under za bed vith you."

Then Dr. Ziggy dictated a prescription: Sophie, Kenny and Fast Eddie (that's me) were to spend the next three days under the bed eating only kimchee.

*Special note: We received a lovely call from Florence Sokolov of Bldg. 61, who corrected a tidbit from our August column: Irving Berlin was not married to Ruby Keeler. He was married to Ellin Mackay, an heiress cut off by her father because Irving was a Lower East Side Jew, albeit a successful one. Irving tried to control Ellin's huge spending habits but was unsuccessful. He decided instead to make more money. Ruby Keeler was married to Al Jolson who sang lots of Irving's hits. She was not a big spender. Florence, we thank you.*



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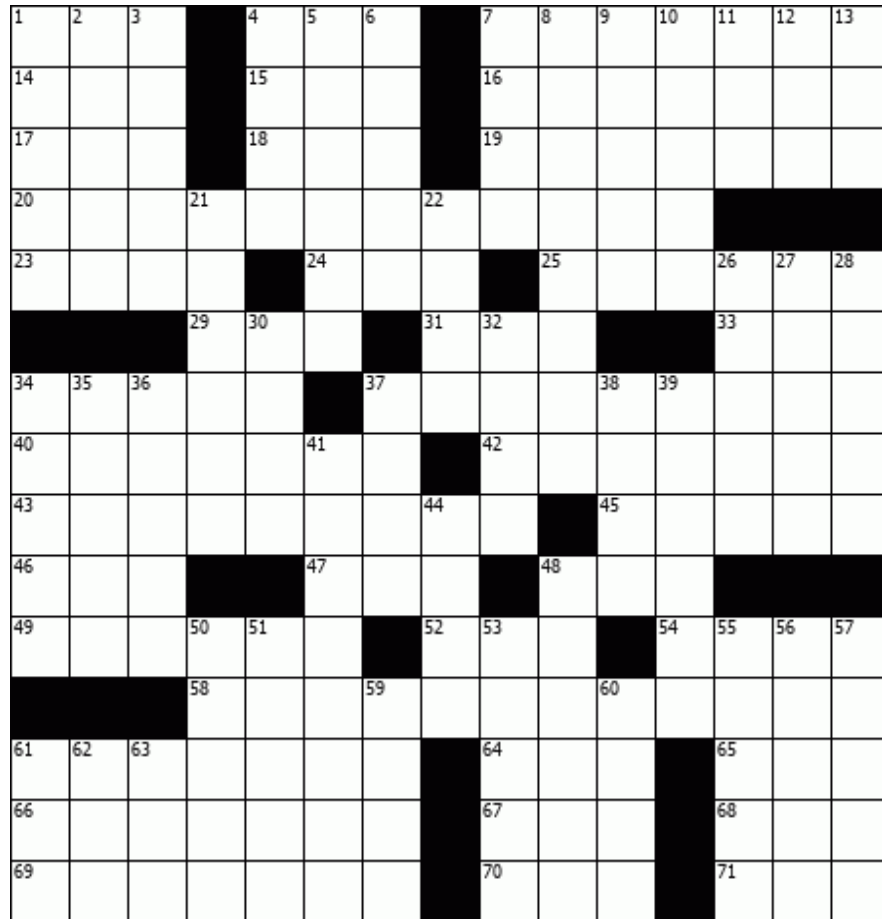
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- 4. Yankee's Big Apple rival
- 7. Northeast New Jersey city
- 14. Zilch
- 15. Latin 101 verb
- 16. Lambaste
- 17. On the sick list
- 18. Neat ending?
- 19. Henry Clay forte
- 20. Quip: Part one
- 23. Hombre's home
- 24. One billion years
- 25. Offend, in a way
- 29. Poorly lit
- 31. Trucker's tractor-trailer
- 33. Sea salt?
- 34. Cottonwood's cousin
- 37. Quip: Part two
- 40. Indecisive words
- 42. Actors Peter and Annette
- 43. Quip: Part three
- 45. Flexible Flyers, e.g.
- 46. Back muscle
- 47. "Children of the Albatross" author Anaïs
- 48. Toon frame
- 49. Actress Milano
- 52. Business suite doorplate letters, perhaps
- 54. Bear to look up to
- 58. End of the quip
- 61. Lotion ingredient, perhaps
- 64. Everybody
- 65. Burgundy, in Burgundy
- 66. On the verge
- 67. Go out with
- 68. Do an impression of
- 69. Goddesses
- 70. Victorian, for one
- 71. "\_\_\_ Girls" (1957 musical)



**Down**

- 1. Pioneering 1940s computer
- 2. Author Cather
- 3. Island off Manhattan
- 4. \_\_\_ War (famous racehorse)
- 5. Oscar-winning songwriter
- 6. 1964 Olympics host
- 7. Cowboys and Indians, e.g.
- 8. Perfect, as an alibi
- 9. Winningest lefty
- 10. Web locations
- 11. What makes a plan plain?
- 12. "How was \_\_\_ know?"
- 13. Bamboozle
- 21. Concocted
- 22. Calvary letters
- 26. Of some benefit
- 27. Added spirits
- 28. Lock with no key?
- 30. On Ventura Blvd., perhaps
- 32. Borodin's prince
- 34. Sanctuaries
- 35. Riverboat hazard
- 36. Sullen and looking unhappy
- 37. Record player
- 38. Sit to be shot
- 39. Arrive by automobile
- 41. Nobel's invention
- 44. Like most of today's music
- 48. Picnic container
- 50. Muzzle
- 51. Early U.S./U.S.S.R. treaty
- 53. Do a classroom chore
- 55. Coke, to Pepsi
- 56. Make nasty comments
- 57. "\_\_\_ of God" (1985)
- 59. Slaughter of Cooperstown
- 60. Defendant's response
- 61. Little shaver
- 62. Civil War nickname
- 63. "There's \_\_\_ in team"



# HOLLYBROOK ENHANCEMENT ACTIVITIES

**MINDFUL MEDITATION – FREE** – Thursdays - 2 to 3 p.m. weekly; Rm 208A Rec Building.

**TECH TUESDAYS – FREE** – Tuesdays, 2 p.m., Social Hall. Bring cell phones, laptops, iPads.

**REIKI MEDITATION** - \$15 per session; Wednesdays; 7 – 8 p.m., Room 208A in Rec Building

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



**SILVER SNEAKERS FITNESS** – Monday, Wednesday, Friday – 9:15 a.m.;  
**BALL & STRETCHING** - Thursdays, 10:30 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. Free lessons by reservation: 8 - 10 a.m., Tues., Wed., Thurs. Text Mathias at 954-505-9288 to reserve a lesson!  
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.

*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!*

**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.



\*\*\*\*\*

**CENTURY VILLAGE SHOWS - PICK UP AN ORDER SHEET IN THE ADMINISTRATION BUILDING LOBBY** - For information call Phyllis Tucker at 954-404-6267. The current season runs through October 28, 2023. 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!

## Just for Laughs



### Things to Celebrate in September

- National Lazy Mom's Day
- National Be Late For Something Day
- Star Trek Day
- National Hug Your Hound Day
- National Grandparents Day
- National Chocolate Milkshake Day
- National Parents Day Off
- National Double Cheeseburger Day
- Autumnal Equinox
- National Beer Lovers Day
- National Day of Encouragement

### 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.

## Summer Pickleball - Hot, Hot, Hot



**Judy Thomas**

Hollybrook's third Off-Season Intermediate Round Robin Pickleball Tournament, held in the early evening of August 18, was drizzled lightly in rain but we still finished five of six games.

Summer season is rainy season in South Florida when Mother Nature does not always cooperate by providing clear skies. But we, as devoted pickleballers, continue to play through her tricks as long as the courts are safe.

Some ask, "Why do you play in the evenings?" The answer is "consideration." Several players are still working, so I try my best to include everyone and meet every player's needs.

Special referees were President Michael Eaton, Phase 2 Director Susan Galletta and Jose Cordova who is an advanced player. There were a couple of last-minute cancellations due to injuries, but we made it work.

Michael Eaton and I volunteered to serve as alternate players, but out of the blue, a player who still works left his place of employment early just to play in the tournament. He was a life-saver but I'll not reveal his name in case his boss reads The Voice of Hollybrook.

Thanks to everyone who participated and congratulations to all the winners: First place, Mario Pabon; second place (tie) Gilbert Gochuico and Judy Thomas; third place (tie) Justin Elsmore and George Vasquez. Without us showing up and playing for the enjoy-



Staff Photos

Above: Winners of the Aug. 18 intermediate pickleball tourney from left: Gilbert Gochuico, Judy Thomas, Mario Pabon, Justin Elsmore and George Vasquez. Bottom left: Cindy Nelson returns a rally. Bottom right: Thomas Osinska Jr. keeps score while referees Sue Galletta and Michael Eaton observe play.



ment of the game and each other's company, we would not be able to hold and enjoy such fun tournaments. Meanwhile, mark the date: the last tournament of the Summer Season is set for Friday, October 20. It is not too early to sign up to play.

**See you on the courts!**

### Summer Sports Tips

## Heat Exhaustion Prevention

*By Judy Thomas, Summer Pickleball Chair*

- Use SPF broad spectrum sunscreen and apply regularly.
- Avoid direct sunlight. Golfers can seek shade under trees. Pickleballers and tennis players can seek shade under courtside umbrellas.
- Do outdoor activities in the mornings or evenings.
- Drink plenty of water or drinks to replenish your electrolytes lost during sweating.
- Wear light colored, loose fitting sun protection factor (SPF) clothing.
- \* Wear a wide brimmed hat.

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| N | I | V |   | L | L | A |   | N | I | L | O | N | V | L |   |
| G | N | I | P | P | O | R | D | E | W | A | N |   |   |   |   |
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# Pause to Applaud a Pickleballer

By Judy Thomas, Sports Section Editor

Michele Osinska is truly someone that every Hollybrook Pickleballer should know. Armed with a kind heart and strong swing, Michele is always willing to assist - even at the last minute when the Summer Pickleball program needs to quickly recruit players for a round robin tournament.

The full-time resident has been playing pickleball for only about a year, but can already be counted on to bring family and friends with high energy and quick smiles to our courts nearly every Monday and Wednesday night. Michele's family, including husband Tom, and friends are as open and friendly as she, but they are not on the courts on Friday. Why? Friday night is Osinska family night.



Photo by Judy Thomas

Michele Osinska, front kneeling, flanked by family and friends who join her on the Hollybrook pickleball courts on Monday and Wednesday nights.

## Summer Pickleball Activities

### EVENTS

October 20, 2023 Intermediate Round Robin Tournament

Courts 9 and 10 - A, B & E, F  
16 Players, 4 Courts

### AGENDA

- 4:30-5 p.m. Registration & Warm-Up
- 5-8 p.m. Friendly, Competitive Play
- 8-10 p.m. Pizza Party, BYOD



### SPECIAL EVENTS

August 25, 2023, 6:30 p.m., Pickleball Social

Pembroke Lakes Tennis Center  
10500 Taft Street  
Pembroke Pines, FL  
Call (954) 431-4146

or email Mikalea Black at [mblack@ppines.com](mailto:mblack@ppines.com)



### WANTED

#### REFEREES NEEDED FOR PICKLEBALL TOURNAMENTS

#### WANT TO LEARN HOW TO PLAY PICKLEBALL?

Mathias Bartels-Daal, volunteer, teaches 8 - 10 a.m. on Courts 9 and 10, on Tuesday, Wednesday and Thursday. The courts are located across from the Golf ProShop. Please text Mathias at 954-505-9288 and leave your name and a brief message. Bring your own pickleball paddles; balls will be furnished to you. Please, sandals not allowed.

Questions? Ideas? Call Summer Pickleball Chair Judy Thomas at 773-754-5536

## 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)



## Pickleball Play

Rule of the Month



The same size playing area and rules are used for both singles and doubles.



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                                             |



**If your golf game needs a golf doc, who ya gonna call?**

**Men's  
Golf Clinic**  
 Tuesdays ★ 2 p.m.  
 Cost: \$20  
 Given by  
**Golf Pro  
Peter Wyndorf**  
 Sign up in  
**Golf ProShop**

*Hollybrook Golf Pros at your service!*

**Love Thy Neighbor**



If you feel sick,  
**mask up!**



## Classifieds

**FOR RENT SEASONAL OR YEARLY** - Bright 2 bdrm and 2 baths renovated with panoramic view of lake. Well maintained, newly furnished, tiled throughout. Eat-in kitchen with wide serve through counter to dining area. Living room glass doors lead out to balcony to panoramic view of lake/fountain. Walking distance from swimming pool. New A/C System. Call Hany at 516-361-5147.

**CONDO FOR SALE** - Phase 4, Bldg 61 Unit 306. 1 bdrm, 1.5 baths, 900 sqft. Completely renovated unit. Tile floors throughout, granite counters, hurricane impact windows, sliding glass door, A/C, new water heater, and more. Rec Lease paid in full. \$164,900. Call 954-274-6082.

**ENJOY A LUXE LIFE IN HOLLYBROOK!** Beautiful condo for rent 2 bdrm, 2 baths, corner unit, spacious, no carpet, freshly updated, newer vinyl flooring, walk in closets, lots of storage, screened in and spacious balcony, call Jackie for more info 954-605-7592.

**FOR RENT SEASONAL** - October 2023 to April 2023, newly renovated, 371 S. Hollybrook Dr. #104 Pembroke Pines FL. 33025, \$2500/month or Best Offer. Contact roncomrie@aol.com or 216-337-8531.

**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.



**DON'T FEED THE FERAL CATS!!!**

## Driving with Dennis

**Hollybrook Resident  
Your Neighbor**

**Anytime  
Anywhere  
Call Dennis**



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

## 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**

### 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.*

### 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 time: 10 a.m.

Pick-up time: 11:15 a.m.

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

Monday - Tuesday - Thursday - Friday - Saturday

## Morning Route

Pick-up - Hollybrook 9:30 a.m.

Drop off - Publix/Dollar Tree 10 a.m.

Pick-up - Publix/Dollar Tree 11:30 a.m.

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

Pick-up - Hollybrook 1 p.m.

Drop off - Publix/Dollar Tree/Library 1:30 p.m.

Pick-up - Publix/Dollar Tree/Library 3 p.m.

Wednesdays *ONLY*: Pembroke Lakes Mall, Super Walmart, Sedanos,

Pembroke Pines Carl Shechter Community Center (Senior Center)

Pick-up - Hollybrook 9:30 a.m.

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

Drop off - Sedanos 9:55 a.m.

Drop off - Pembroke Lakes Mall 10 a.m.

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

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

Pick-up - Sedanos 11 a.m.

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

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

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



## BROWARD 211 4 Seniors

Are you 60 years or older?

Live alone in  
Broward County?



Get TOUCHLINE  
for a  
FREE check-in call.

to register

visit

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



Have a question? Need to vent?

Want to comment?

Or share good news?

### Write a Letter to the Editor!

Inappropriate language may be  
edited from the letter.

Letters are subject to panel approval.

Send to

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

**PLEASE**

**PATRONIZE**

**OUR**

**ADVERTISERS**

### Rule 10.2 - Pets and Animals

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

(You may be fined)



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

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

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

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

Cash \_\_\_\_\_

Check \_\_\_\_\_

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

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

City \_\_\_\_\_

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

HOLLYBROOK PRESENTS

# THE VAMPIRES BALL

## MALLOWEEN Dance Party

### OCTOBER 31st



**BYOB**

**HALLOWEEN  
COSTUME CONTEST**



**CASH MONEY FOR  
COSTUME PRIZES!!**



**LIVE BAND**

**THE EUPHORIA BAND**

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

# LIVE Hollybrook. LOVE 3RCondo Bahamas!

Starting \$160-\$280 per night

## SPECTACULAR Grand Bahama Beachfront Memories

3 Grand Bahama locations. Stay from 4 days to 4 months. ON the most spectacular beaches in the world

*\*Ask about long term discounts and car rental*

*\*\* Great and safe for couples, singles, seniors, executive/work/church retreats, reunions, more*

Private. Safe. Scenic.

NO Crowds!\*\*

Exceptional Fishing,  
Diving, and Seafood.

Port Lucaya

Marketplace 5- min  
drive.\*

TGIF and Happy Hour

Convenience Store

Delivery Service

20 min flight from Ft.  
Lauderdale

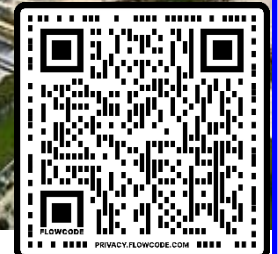
12 min drive from Airport

Few min walk to Beach  
Bar, Sports Bar and  
restaurant

Golf 8 min away \*



# CLOSE-CONVENIENT-QUIET



|                                                          |                                         |                                      |
|----------------------------------------------------------|-----------------------------------------|--------------------------------------|
| Contact: Carlton Cunningham                              |                                         |                                      |
| <a href="mailto:3rcondo@gmail.com">3rcondo@gmail.com</a> | <a href="#">Cannes Village Listings</a> | <a href="#">Coral Beach Listings</a> |
| 954.274.3903                                             | <a href="#">Cannes Video Walk-thru</a>  | <a href="#">Beachfront Flyover</a>   |