

**THE VOICE  
OF HOLLYBROOK**

**October 2023  
No. 157**



*Je parle Français!*

**Nathalie Lessard, P.A.**



**YOU DESERVE MY TOP AGENT EXPERTISE!**  
**PURCHASE AND / OR SALE OF REAL ESTATE**  
**FLORIDA RESIDENT FOR OVER 30 YEARS.**

PUT MY SUCCESS AND MY VARIOUS STRATEGIES TO YOUR ADVANTAGE:

- ✓ UNPARALLELED NEGOTIATING SKILLS
- ✓ MARKETING SYSTEM PROVIDING EXCELLENT RESULTS

**SALE OF YOUR PROPERTY GUARANTEED!**

**954 261 7163**  
**Southflorida2012@gmail.com**  
**www.NathalieLessard.com**




*ReliaCare, Inc.*



**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

**We Care**

- Certified Nurse Assistants
- Home Health Aides
- RNs & LPNs Available

Family Owned & Operated  
 Nancy Nadel  
 Bonnie Alleman

**954-432-6552**



*Providing Quality Home Care Services*



**Planning a Celebration?**  
 Hollybrook has Party Rooms for Rent.  
 Contact the calendar office for more information  
 Office Hours  
 9:00 AM to 11:30 AM  
 Nikki or Lucy @ Ext. 230

954-432-6552

**GMC1**  
 Cleaning Services



20 Years Experience  
 Efficient | Reliable | Professional  
 Good Reference

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

**We Care Committee**

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

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

# A Season of Changes and New Faces at Hollybrook

For those of you that have not heard the news, we have a new person in charge of Communications. Her name is Mireya Alfonso. She started her new position this past Monday the 25th of September. She comes to us after a very thorough search by our General Manager Eric Wheeler and our Controller Alex Ivanaskas. Her qualifications are extensive, and we are very excited to test her to the limits. Of course, that means that Eileen Soler is no longer with us at Hollybrook. Eileen and her husband are relocating to the Orlando area, and we wish them all the best in their next phase of their life together. Eileen's farewell celebration was just that, a celebration. She thanked all of the volunteers that have worked with her in the Communications Department, and she truly wished us all God's grace and well wishes.



on all of our construction projects, and to fix 18 roofs as quickly as possible. Once the committee comes up with a plan, we will then start to have town hall meetings, and broadcasting on channel 93 to discuss those plans. This will include ideas about how we can pay an assessment if that is ultimately what we all decide by vote. I've been asked several times how much we are talking about. I can only give you the number that I came up with by dividing 5 million by 1902. That number is \$2,628.81. Interest and payment options and our by-laws will have an impact on that actual figure, but hopefully this can at least give you an idea.

Our Golf Operations is also in a state of change with the announcement from our PGA Golf Operations Manager, Bill Friesing, that he is leaving Hollybrook to assume an even bigger and more difficult position at Indian River Country Club in Vero Beach, Florida. Bill was very apologetic about this occurring, but this was a "too good of an offer to pass up". Bill and his wife just built a beach home in Jensen Beach, Florida, and had planned on making it a summer home, but now it will become their permanent home and they plan on selling their Boca condo. Bill Friesing has been a true godsend for Hollybrook. He came on and immediately connected with our Greens Superintendent, Walter Chavez, and they have done some wonderful things together. I am sad that they will not get a chance to have another season working together and to make the changes that they had discussed. Those changes can still happen and with time Walter will make them happen. Bill is leaving us in very capable hands with our golf staff. Eric Wheeler and I have had discussions with both Pete Wyndorf and Adam Scrimenti and we are in agreement with Bill. The staff will continue to assist the leagues and the par 3 events, and of course, with all of you that are here and all of you that will soon be back in Hollybrook.

Finally, I hope that all of our Hispanic friends are enjoying a special Hispanic Heritage Month. I also hope that all our Jewish friends had an easy fast and great new year. Fall is here and you can get a slight hint of lower humidity in the early mornings. Hopefully this trend will continue as we move more into the season where Hollybrook is full of excitement. Our prayers are with you as you travel.

Help Us Keep Harmony in Hollybrook,

Michael E Eaton

President

Now, on to a more difficult issue. The 5 million dollar Line of Credit and how we will pay for it. I have reached out to some very brilliant-minded people to help us all look into how we pay for this. The chair for this committee will be Mark Wuerzburger. He will be working with Sam Jimenez, Sylvie Gagnon, Lawrence Wilkenson, Alex Ivanaskas, and Joni Esser-Stuart. They will meet to formulate a plan for moving forward. The money will be and has been needed to get our community out of the red financially, to move forward

<b>WHAT'S INSIDE</b>	
<b>FROM THE PRESIDENT</b>	<b>3</b>
<b>HOLLYBROOK SALES</b>	<b>4</b>
<b>A FOND FARWELL</b>	<b>7</b>
<b>FINANCIAL SECRETARY'S REPORT</b>	<b>8</b>
<b>RECORDING SECRETARY MINUTES</b>	<b>9</b>
<b>CITY &amp; COUNTY</b>	<b>11</b>
<b>GENERAL MANAGER MESSAGE</b>	<b>15</b>
<b>50TH ANNIVERSARY</b>	<b>26</b>
<b>NEWS &amp; FEATURES</b>	<b>13-29</b>
<b>FUN STUFF</b>	<b>31-33</b>
<b>SPORTS</b>	<b>34-36</b>
<b>CLASSIFIEDS</b>	<b>37</b>
<b>BUS SCHEDULE</b>	<b>38</b>



## September Finances On Target



Hollybrook's Operational Budget ending August 31, 2023 reflects we are on budget with our expenses at 44.38 percent of our annual budget.

The Board of Administration will be voting on selecting a company to conduct our reserve study on September 20, 2023. Once this study is completed, we will have a clearer path to funding our reserves and the needs of funding the mandatory statutory fully funded reserves. This reserve study will encompass both the regular reserve study as well as a Structural Integrity Reserve Study (SIRS). A SIRS study is a non-invasive, visual inspection of infrastructure including roofs, structure, load bearing walls, fireproofing, painting, and other items that have deferred maintenance expenses or replacement costs that exceed \$10,000. The study also includes an analysis of reserve funds to offset future repairs and replacement costs.

On August 29, 2023 the Board of Administration authorized President Eaton to sign the Commitment Letter from Popular Association Banking Line of Credit. The Commitment agreement and contract is currently being vetted by our counsel prior to the scheduled closing date of September 29, 2023. Counsel is ensuring all the necessary steps are being taken to protect our Hollybrook interests.

The Reserve Study, Motion E, and the contract for building repairs under the 40 Year Certification, Motion D, will be funded from the line of credit funds.

As of the writing of this September report, we are awaiting cost figures from our insurance broker, Brown and Brown, on the umbrella and equipment, automobile, Directors and Officers Liability and a number of other types of required insurance policies. The negotiations with the insurance carriers always seems to bring us right up to the signing date. The Insurance Committee has a scheduled meeting for Wednesday, September 20, 2023. Once again, as soon as we learn the facts, we will apprise everyone of the details.

Restaurant Manager Michael Fishman has been gearing up

### BOARD OF ADMINISTRATION 2023-2025

Contact information below:

#### OFFICERS

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

#### DIRECTORS

##### PHASE I

ROCHELLE GOLDGUT	<a href="mailto:hbphase1.1@hollybrook.com">hbphase1.1@hollybrook.com</a>	954-251-2127
CLAUDE LACHANCE	<a href="mailto:hbphase1.2@hollybrook.com">hbphase1.2@hollybrook.com</a>	954-999-1573
CONNIE MASON	<a href="mailto:hbphase1.3@hollybrook.com">hbphase1.3@hollybrook.com</a>	754-400-8359

##### PHASE II

REINE FORTIER	<a href="mailto:hbphase2.1@hollybrook.com">hbphase2.1@hollybrook.com</a>	954-224-4776
SUSAN GALETTA	<a href="mailto:hbphase2.2@hollybrook.com">hbphase2.2@hollybrook.com</a>	954-732-0262
ALI MUNJU	<a href="mailto:hbphase2.3@hollybrook.com">hbphase2.3@hollybrook.com</a>	305-281-0293

##### PHASE III

BARBARA DONAWA	<a href="mailto:hbphase3.1@hollybrook.com">hbphase3.1@hollybrook.com</a>	754-232-6614
JOSEPH GREELEY	<a href="mailto:hbphase3.2@hollybrook.com">hbphase3.2@hollybrook.com</a>	941-223-4560
CURTIS RICE	<a href="mailto:hbphase3.3@hollybrook.com">hbphase3.3@hollybrook.com</a>	954-410-6144

##### PHASE IV

LOUISE BERGERON	<a href="mailto:hbphase4.1@hollybrook.com">hbphase4.1@hollybrook.com</a>	954-322-5108
MYRA MARKOWSKI	<a href="mailto:hbphase4.2@hollybrook.com">hbphase4.2@hollybrook.com</a>	786-417-3139
DEBBIE MCCALL	<a href="mailto:hbphase4.3@hollybrook.com">hbphase4.3@hollybrook.com</a>	954-296-9894

##### PHASE V

HANK KOCH	<a href="mailto:hbphase5.1@hollybrook.com">hbphase5.1@hollybrook.com</a>	954-442-0954
CARL MACK	<a href="mailto:hbphase5.2@hollybrook.com">hbphase5.2@hollybrook.com</a>	954-431-0740
GINNY WEBBER	<a href="mailto:hbphase5.3@hollybrook.com">hbphase5.3@hollybrook.com</a>	774-454-9306

##### PHASE VI

WILLIAM BRITTAIN	<a href="mailto:hbphase6.1@hollybrook.com">hbphase6.1@hollybrook.com</a>	818-625-1302
CARMEN DIPUGLIA	<a href="mailto:hbphase6.2@hollybrook.com">hbphase6.2@hollybrook.com</a>	954-430-0567
BRAD MISLOVE	<a href="mailto:hbphase6.3@hollybrook.com">hbphase6.3@hollybrook.com</a>	954-704-4650

##### TOWERS

EUGENE SANABRIA	<a href="mailto:htowers1@hollybrook.com">htowers1@hollybrook.com</a>	954-389-8669
PAUL TRIPODI	<a href="mailto:htowers2@hollybrook.com">htowers2@hollybrook.com</a>	919-621-0435

QUERINO PACELLA	<a href="mailto:parliamentarian@hollybrook.com">parliamentarian@hollybrook.com</a>	ext 269
-----------------	------------------------------------------------------------------------------------	---------

## Hollybrook Sales



### Unit Sales for September

Everyone wants to live here!

BLDG/APT	SELLER - BUYER	BD/RM	PRICE
09-110	Primonato to Fernandez/Barreto	2	\$240,000.00
21-106	Matanzo to Alfonso	1	\$156,000.00
28-102	Fallik to Cieslinski	2	\$117,500.00
20-301	Kane to Iglesias	2	\$100,000.00
20-301	Iglesias to Onorato	2	\$125,000.00
49-302	Eisman to Pratt	2	\$300,000.00
58-205	Lacerra to Montero	2	\$179,000.00
66-203B	Adams to Choquette	1	\$140,000.00
67-315	Maldonado to Sandoval	1	\$120,000.00

and preparing the restaurant for our winter season. The restaurant is bright and cheery and very welcoming to all who enter. Lots of clean up and hard work has been done over the summer months. The relentless heat, rain, and humidity has seriously impacted not only our golf revenue but, of course, our restaurant revenue as well.

Additionally, the August numbers were further impacted by the closing down of the restaurant, playhouse, Proshop, and Recreation Building for the tenting to eliminate our termite problems.

I would like to take this opportunity to dispel a troublesome rumor: NO FOOD WAS



It is good to be back in Hollybrook after an extended stay in Massachusetts! When we recently left the temperature was 45

degrees first thing in the mornings. A wee bit chilly. And a nice reminder it was time to return to Hollybrook for another winter season.

I received a few calls regarding TOTAL which I tried to help with. Some calls I received went to voice mail and were garbled or the telephone number was wrong. I apologize for not talking to you. Please, if you do have a problem with TOTAL, call me or send me an email. My number is in the blue book and my email address is Vicepresident@hollybrook.com.

I encourage everyone to get the new COVID shot and a flu shot. Flu shots will be given in the social hall in October. Check the VOH and the Hollybrook channel on your TV.

It's good to be back.

Andy Ingram

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.

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
<b>10/01/23 THIS PAYMENT INCLUDES THE \$225.00 RESTAURANT RESPONSIBILITY</b>		
Fourth Quarter Due 01/01/24	\$1,544.00	\$1,906.00

If you would like to enroll in the easy Automatic Withdrawal Program, please call Etna Chery at ext. 236. You may come to the Administration Building to pick up a form in person or, send an email to [Communications@hollybrook.com](mailto:Communications@hollybrook.com) to have a form sent to you.

Once completed, send the form and a voided check to the attention of Etna Chery, Assistant Controller, in the Administration Building.

## 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  
**786-442-6421**

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

## 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.

**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**

## 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 Microsoft  
CERTIFIED  
IT Professional  
 phone: 954-892-0023  
 email: [vjnetworksolutions@gmail.com](mailto:vjnetworksolutions@gmail.com)  
[www.vjnetworksolutions.com](http://www.vjnetworksolutions.com)

# 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



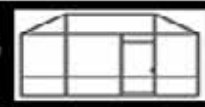
Yul Lopez, APRN

### 3 LOCATIONS TO SERVE YOU

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

[www.medilifecenter.com](http://www.medilifecenter.com)

## **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 70<sup>th</sup> Ave.  
Davie, FL 33017



## Information

900 Hollybrook Drive,  
Pembroke Pines, FL, 33025

Office Phone: 954-431-0600 Ext. 262

Fax: 954-437-2969

Communications@hollybrook.com



## Staff

**EILEEN SOLER**  
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 WUERZBERGER**  
Gen. Assignment

**JUDY THOMAS**  
Sports Pages Editor

**KEN SCHLOSSBERG**  
Fast Eddie

**BILL WHITE**  
Photographer

**LOUISE VIGNEAULT**  
Health & Fitness

**BARBARA SAKSENBERG**  
This n That

**LU SHIFRIN**  
Recycling Reporter

**MARK FAVUS**  
Photography

## A Fond Farewell

By Mary Oldiges

Eileen Soler retired from her position of six and a half years as Communication Director on September 15, 2023. She plans to move with her husband to Ocala, Florida, where she will finally be able to put to use the cowgirl boots she was so fond of wearing. As head of the Communications Department, Eileen was responsible for producing over 60+ issues of The Voice of Hollybrook, as well as the weekly

What's Happening, daily e-blasts and press releases.

Eileen shared that she was proud of elevating events and experiences, shifting energy and efforts of the Communications team to an all-year community from a seasonal one. One of her favorite events was the St. Patrick's Day Pet Parade. She also noted how it was important to maintain neutrality through transitions of leadership and was proud that she had accomplished that. Friends, volunteers, and staff celebrated her retirement on her last day honoring her accomplishments and wishing her a wonderful much deserved retirement.

She truly was the voice of Hollybrook and will be greatly missed.



*"Eileen Soler has been the heart and soul of the Communications Dept. for over 6.5*

*years. Her professionalism, knowledge and devotion to our community is just an example of the kind and loving person she is. I have had the pleasure of volunteering for her the last 5 years and the honor of calling her my friend. She will be missed by those of us who knew her, and we wish her all the best in her new adventure!" -Lois Hollands*

Good luck Eileen!



## Financial Focus: September Challenges



*"DO THE BEST YOU CAN UNTIL YOU KNOW BETTER. THEN WHEN YOU KNOW BETTER, DO BETTER"* - Maya Angelou

The above quote by Maya Angelou resonates with me and motivates me to learn in many areas of my life. Five Hollybrook residents recently attended an AARP course on "Spotting Scams & Staying Safe" at the Carl Shechter Southwest Focal Point Senior Center. Many of us know that aging adults are often targeted and thus become the victims of financial scams and fraud. The handouts from the session will be shared in the next

edition of the Voice of Hollybrook (VOH).

A new and **free** lecture series will be initiated this fall as a part of our Enhancement Programming here in Hollybrook. The series will focus on Health & Wellness, Programs, Services and Resources. As soon as dates are confirmed, they will be publicized via email blasts, bulletin board notices as well as the notices in the VOH.

The reminders about our October Quarterly Maintenance Payments are being sent to unit owners either electronically or via snail mail. As you know, the total includes each unit owners' responsibility for sustaining our Hollybrook Restaurant. Unit Owners in Phases 1 through 5 and the Towers will pay \$1,769 Owners in Phase 6 will pay \$2,131 and

these payments include the cost of the Restaurant Card. The Restaurant Cards will be distributed during the third week of October (October 16 - October 20, 2023) in the lobby of the Administration Building. The new cards can be redeemed for food and beverages and will be valid through the end of business on **March 31, 2025**.

The Board of Administration (BOA) and our committees are continuously striving to increase revenue to offset the escalating expenses of our community. The BOA is exploring innovative ways of both increasing our revenue streams and marketing our amenities to our residents and the community.

We will be meeting this week with our representatives from Brown & Brown to learn about the costs associated with renewing our non-property insurance policies that expire at the end of September. A BOA meeting will be held prior to the end of September to approve

these other policies.

The heat and the unremitting rain undoubtedly negatively impacted the gross income for the golf course. The August income was \$92,570 which was less than the golf income of \$104,809 during July. The Hollybrook golf revenue during the second month of the second quarter of our fiscal year reveals that we reached 30 percent of our projected yearly golf income of \$1,880,000. Unfortunately, the first five months of 2022 had greater gross golf income (\$636,307) than the same period of 2023 (\$558,543). A further analysis of golf course gross income in August reveals that the cart fees from our owners were \$8,092 and an additional \$40,927 came from guest fees. As would be expected during the summer, much of our income comes from outside golfers. Walk-in golfers accounted for \$23,883 of our golf revenue. Our contracts with Golf Now and Canam provided \$10,417. Golf Now revenue was \$6,296 and Canam revenue was \$4,121. Additional sources of golf income were \$4,052 from our military and first responders, driving range fees of \$701 and Par 3 fees were \$135. Fortunately, we also had \$3,651 from tournaments and an additional \$714 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. Ten owners are currently 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. Six additional owners will be sent to Collections this month. Hollybrook is truly quite fortunate to have a very small number of accounts in collections.

As of mid-September, 27 unit owners are in arrears for either their July maintenance or smaller amounts of money owed to Hollybrook. Approximately six of these 27 owners owe less than \$100.00. 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.

### *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](mailto: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.



# REGULAR BOARD OF ADMINISTRATION MEETING MINUTES

**Tuesday, August 29, 2023**



President Mike Eaton called the meeting to order at 10:08 a.m. on August 29, 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 21 board members present: Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Labate, Lachance, McCall, Mack, Mason, Mislove, Munju, Rice, Webber, and Yost; Bergeron, Markowski, 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).

## NEW BUSINESS

### **MOTION A-FOR THE BOARD TO APPROVE POPULAR ASSOCIATION BANKING A \$5,000,000 REVOLVING LINE OF CREDIT COMMITMENT LETTER DATED 08/16/2023.**

Rosalie Labate made a motion to have the Hollybrook Board of Administration approve the Popular Association Banking Line of Credit Commitment Letter dated August 16, 2023, and authorize the Board President, Michael Eaton to sign and execute the agreement. The motion was seconded by Debbie McCall.

The monies will cover the shortfall of funds from Hollybrook's 2022-2023 and 2023-2024 budgets, reroofing of 18 buildings, and repairs required on 3 buildings to comply with the 40-Year Certification.

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

President Mike Eaton adjourned the Board of Administration Meeting at 11:12a.m.

Respectfully Submitted,

Elaine Yost, Recording Secretary

**Wednesday, August 2, 2023**

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 (Controller), Shane Laakso (Purchasing Manager), and Querino Pacella (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 re-

solved. 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 15<sup>th</sup> 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 27<sup>th</sup>. 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 10<sup>th</sup>, 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 8<sup>th</sup>. 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

*BoA Meeting Minutes- Continued on page 12*



# HOLLYBROOK #1 REAL ESTATE CHOICE

CONTACT MARTIN TODAY!

954-802-5929

[mcohen.amgfamilygroup@gmail.com](mailto: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 I – Everything 1 st CLASS – BRAND NEW!** 2 BR/ 2BA Bright open kitchen; SS appliances, Quartz counters & backsplash. Impact Glass. Washer/Dryer. PGA 14 th fairway/lake views. Patio faces West. **PERFECTION PLUS!!!**

**PHASE III – SUPER VIEW!** 2BR/2BA, high end furniture, washer dryer, TURNKEY!

**SOLD**

**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!**

**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!**

**PHASE 1 – BRIGHT AND BEAUTIFUL!** 2BR/2BA 2ND Floor corner unit. Expansive PGA 18 th fairway/green view. 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 V – 1st Floor, 2BR/2BA tiled throughout,** Par 3 golf view. Impact windows, N/S exposure, **GREAT LOCATION!**

**PHASE VI – OPEN AND SPACIOUS!** 2BR/2BA. Washer and Dryer. Quiet!

**RENTED**

**TOWERS 101 BEING FULLY UPGRADED!** FULLY FURNISHED, RARE BEAUTY!

**RENTED**

**PHASE I – BEAUTIFUL, UPDATED LIKE N OTHER.** 2BR/2BA, IMPACT GLASS!

**RENTED**

### 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**

~

**144 CLOSED  
Transaction  
Sides**

01/01/2020 – 09/30/2023



### APPRECIATION

*I couldn't have asked for a better Realtor. Thank you for your guidance and patience. Your unbelievable knowledge of everything "Hollybrook" is amazing. You are MY "#1 Hollybrook Real Estate Choice" – G. N.*

EVERY LISTING

PROFESSIONAL

PHOTOGRAPHY!



From Pembroke Pines Mayor Frank C. Ortis

## Fall Season is Here

As part of the City of Pembroke Pines award winning series Raising Positive Children, parents, grandparents/guardians, educators and youth advocates are invited to experience a very special forum called “Communicating with Your Child – Take Home Techniques” on October 12 from 6:30 p.m. to 8:00 pm at the Charles F. Dodge City Center. No tickets are required.

The special guest speaker is Dr. Laura Cruz, Psychologist and Director of the Student Assistance Program (SAP) for the City of Pembroke Pines Charter Schools, who will share “take home techniques” to help caregivers and parents improve communication with their child(ren), specifically focusing on how to handle difficult conversations at home, foster healthy media usage and support children working through their concerns or fears. Live presentations will help demonstrate the application of these skills. Those who attend are also invited to take advantage of community resource information that will be available in the lobby. This free forum really is a must for any parent wishing to improve communication with their children. For more information, please call 954-450-1030.

October is a busy month in the City of Pembroke Pines, and we hope to see you at all the activities and events being held around



the City such as the 11th Annual Bow Wow Ween, taking place on October 7 from 9:00 a.m. to 12:30 p.m. at the K-9 Officer Craig Rupp Dog Park; BOO-VILLE! held on October 22 from 6:00 p.m. to 9:00 p.m. at the Charles F. Dodge City Center; and Pines Night Out on

October 27 from 6:00 p.m. to 9:00 p.m. at the Charles F. Dodge City Center. The events are free, and very fun for all ages. For all event details, please visit the City’s website at [www.ppines.com](http://www.ppines.com) and to check out other scheduled programs and events.

And a shout out to all artists and crafters to apply for the 25th Annual Art & Music Fest in the Pines, taking place at the Charles F. Dodge City Center on November 4 from 11:00 a.m. to 8:00 p.m. and November 5 from 12:00 p.m. to 5:00 p.m. Applications to the Art & Music Fest are available through ZAPP at [www.zapplication.org](http://www.zapplication.org) until October 25.

Be sure to mark your calendars for the Art & Music Fest in the Pines which is free to the public and features live music, food trucks, workshops at The Frank Art Gallery, a Student Art Competition, Kids’ Art & Game Zone, performances, live hands-on art demonstrations and much more. If interested in becoming a sponsor, please call 954-392-2122. For general Art & Music Fest information or inquiries, please email [artfest@ppines.com](mailto:artfest@ppines.com)

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

From Pembroke Pines Commissioner Tom Good

## Attention Veterans!

The sweltering heat we’ve all experienced this past summer is hopefully behind us and we can now begin to enjoy a bit of a Florida Fall filled with all of the fun and exciting activities our City has planned for all ages. I encourage everyone to check out our City’s newly redesigned website at [www.ppines.com](http://www.ppines.com) for our calendar which includes events such as Bow Wow Ween, Boo-ville, Pines Night Out and the return of our free music series “Savor the Sounds.” You’ll find all the details, dates, and times on our website.

I’m very pleased that the Carl Shechter Southwest Focal Point Community Center will once again be hosting its annual Veterans Employment Expo. It will be held on October 17 from 10 a.m. to 2 p.m. Veterans are encouraged to attend throughout



the day, however, doors will open to the general public beginning at noon. It’s a great opportunity for veterans to meet directly with hiring managers in the area from a variety of companies and organizations.

There will be more than 30 employers and over 20 various service agencies that can assist veterans financially, medically, etc... in attendance. For more information, please contact Silvia Aguilar at [saguilar@ppines.com](mailto:saguilar@ppines.com) or 954-450-6888.

There will also be another Flea Market and Bazaar taking place at the Center on October 28 from 8 a.m. to 3 p.m. and October 29 from 9 a.m. to 3 p.m. Over 100 vendors will be selling all sorts of items. Admission and parking are free. There will be loads of treasures to choose from and you’ll have a fun time browsing it all.

And, don’t forget about the Center’s annual “Walktober” challenge that takes place throughout the month. It’s a great fitness challenge that also includes free prizes and raffle drawings. Participants are asked to walk 31 minutes every day for every day in October. They even have a group walk that takes place every Monday from 9 a.m. to 10 a.m. at the Center with a certified fitness instructor that you are welcome to join. This is free for all Center members and is a great way to meet friends and stay in shape.

If you haven’t signed up yet for the City’s new digital newsletter called City Connect Newsflash, it’s easy to do at [www.ppines.com/newsflash](http://www.ppines.com/newsflash). A short newsletter will be sent to your email that’s filled with all sorts of city information, programs, and activities. It’s another way to keep in touch with what is going on via two emails sent each month directly to your inbox.

Please remember that hurricane season is not yet over so stay prepared and vigilant.

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



# BOA Meeting Minutes

From the desk of Recording Secretary Elaine Yost

BoA Meeting Minutes- Continued from page 9 (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.

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

### 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 the 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

WHO IS USING THE VENUE/SPACE?	PLAYHOUSE	SOCIAL HALL
(a) Hollybrook Golf and Tennis Club Condominium, Inc.	\$0	\$0
(b) Hollybrook Clubs & 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

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 3 abstentions (Brittain, Galletta, Lachance, and Sanabria).

### 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 GOVERNING 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.

There was no objection; all dockets were approved.

DOCK-ET #	CATEGO-RY	FINE AMOUNTS	SUSPEN-SIONS(S)
308	Unreg-istered Occupant	One (1) fine at \$100	
307	Harass-ment	One (1) fine at \$100	

### MOTION E - TO HIRE A CONTRACTOR FOR TERMITE FUMIGATION OF THE PLAYHOUSE, RESTAURANT, SOCIAL HALL, GOLF PRO SHOP, AND RECREATION 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

# Maintenance Department Checklist

## Works in Continual Progress

- ✓ Repair Asphalt Damaged by Owner Oil Spills
- ✓ 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
- ✓ Painting Shuffleboard Courts
- ✓ Repairing Concrete Walkway at Pool 6

## 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)
- ✓ Finish Painting Curbs throughout Hollybrook including Recreation Center and Social Hall
- ✓ Pressure Washing all First Floor Catwalks and Bumpers

- ✓ Pressure Wash Recreation Building

## Mission Accomplished

- ✓ Repaired more than 200 Plumbing Issues Year to Date
- ✓ Pressure Washing all First Floor Catwalks and Bumpers
- ✓ Pressure Wash and Painted All 3 PGA Bathrooms
- ✓ PGA 2 - Roof Completed
- ✓ Replaced Rotted Wood on Golf Course Crossing Bridge
- ✓ Replaced Rotted Wood on 15th Hole
- ✓ Bldg 18 Repaired Main Water Line #108, 208, 308
- ✓ Bldg 14 Repaired main Water Line #102

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.*

**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, 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](http://www.goodshepherdclinic.care)  
[info.goodshepherd20@gmail.com](mailto:info.goodshepherd20@gmail.com)

**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](http://www.atsflorida.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**

# BREAST CANCER AWARENESS MONTH LUNCH/LEARN Q&A

Alejandra T. Perez, MD

Medical Director Braman Family Breast Cancer  
Institute – Plantation

Sylvester Comprehensive Cancer Center

Associate Professor of Clinical Medicine

Division of Hematology/Oncology

University of Miami Miller School of Medicine

Friday, 10/13/23 11:30am-1pm

**SIGN UP AND REGISTER NOW  
WITH CAROL MAZZA  
954.431.0600 AT EXT. 234 OR  
[CAROL@HOLLYBROOK.COM](mailto:CAROL@HOLLYBROOK.COM).**



# Good Day Hollybrook

*Message from the Hollybrook General Manager*

By Eric Wheeler



It's been three months since I've been here at Hollybrook as your new General Manager. In some respects, it feels like a blip in time – just a whirlwind of learning new things, projects, people, and processes. In other respects, it feels like I've been here for many months. However this short amount of time has gone by, it's been an absolute pleasure to meet everyone

and be working with such an amazing group of employees and volunteers who are all passionate about their jobs and so giving of their time. I feel like I've found my "New family", and it's my pleasure and honor to be here as your new General Manager. Thank you to everyone for making me feel so appreciated and welcoming me into your Hollybrook Family.

Each month I will reach out to you and write a short article for The Voice of Hollybrook and share with you any special projects and thoughts from the prior month.

For this edition of the Voice, I will be sharing with you an issue I have encountered and is somewhat pervasive at Hollybrook. We have a rule in our Official Rules, "#11 – Respectful Treatment of Employees & Volunteers". This rule reads:

No Resident, Guest, Visitor or Care Provider shall cause to show disrespect by harassing, maligning or interfering with an Association employee or volunteer.

Owners may see something that needs attention, such as a tree that has a branch that needs trimming, or a light that is burned out and needs to be replaced. When you see something that needs the attention of our Landscaping Team or Maintenance or any department, you should be calling in those issues to our Maintenance Department at 954-431-0600, ext. 240.

Owners/Residents should never be individually approaching an employee and asking them to address an issue. First, we need to document the issue and assign the work to an employee through our internal management work-order system. If you stop an employee working

*Good Day Hollybrook- Continued on page 17*

Chers propriétaires et résidents de Hollybrook,

Pour ceux d'entre vous qui n'ont pas entendu la nouvelle, nous avons une nouvelle personne en charge des communications. Son nom est Mireya Alfonso. Elle a pris ses nouvelles fonctions lundi 25 septembre dernier. Elle nous arrive après une recherche très approfondie par notre directeur général Eric Wheeler et notre contrôleur Alex Ivanaskas. Ses qualifications sont étendues et nous sommes très enthousiastes à l'idée de la tester jusqu'à ses limites. Bien sûr, cela signifie qu'Eileen Soler n'est plus avec nous à Hollybrook. Eileen et son mari déménagent dans la région d'Orlando et nous leur souhaitons tout le meilleur dans la prochaine phase de leur vie ensemble. La célébration d'adieu d'Eileen n'était que cela : une célébration. Elle a remercié tous les bénévoles qui ont travaillé avec elle au département des communications et elle nous a sincèrement souhaité la grâce et les meilleurs vœux de Dieu.

Nos opérations de golf sont également dans un état de changement avec l'annonce de notre directeur des opérations de golf de la PGA, Bill Friesing, qu'il quitte Hollybrook pour assumer un poste encore plus important et plus difficile à l'Indian River Country Club à Vero Beach, en Floride. Bill s'est vraiment excusé de ce qui s'était produit, mais c'était une "offre trop belle pour la laisser passer". Bill et sa femme viennent de construire une maison sur la plage à Jensen Beach, en Floride, et avaient prévu d'en faire une résidence d'été, mais elle deviendra désormais leur résidence permanente et ils envisagent de vendre leur condo à Boca. Bill Friesing a été une véritable aubaine pour Hollybrook. Il est arrivé et a immédiatement contacté notre surintendant des Verts, Walter Chavez, et ils ont réalisé des choses merveilleuses ensemble. Je suis triste qu'ils n'aient pas la chance de travailler ensemble une autre saison et d'apporter les changements dont ils avaient discuté. Ces changements peuvent encore se produire et, avec le temps, Walter les réalisera. Bill nous laisse entre des mains très compétentes avec notre équipe de golf. Eric Wheeler et moi avons eu des discussions avec Pete Wyndorf et Adam Scrimenti et nous sommes d'accord avec Bill. Le personnel continuera à assister les ligues et les événements par 3, et bien sûr, avec vous tous qui êtes ici et vous tous qui serez bientôt de retour à Hollybrook.

Passons maintenant à une question plus difficile. La ligne de crédit de 5 millions de dollars et comment nous allons la payer. J'ai contacté des personnes très brillantes pour nous aider à réfléchir à la manière dont nous payons pour cela.

Le président de ce comité sera Mark Wuerzburger. Il travaillera avec Sam Jimenez, Sylvie Gagnon, Lawrence Wilkenson, Alex Ivanaskas et Joni Esser-Stuart. Ils se réuniront pour formuler un plan pour aller de l'avant. Cet argent sera et a été nécessaire pour sortir notre communauté du rouge financièrement, pour avancer dans tous nos projets de construction et pour réparer 18 toits le plus rapidement possible. Une fois que le comité aura élaboré un plan, nous commencerons alors à tenir des assemblées publiques et à diffuser sur la chaîne 93 pour discuter de ces plans. Cela inclura des idées sur la manière dont nous pouvons payer une cotisation si c'est finalement ce que nous décidons tous par vote. On m'a demandé à plusieurs reprises de combien nous parlions. Je ne peux que vous donner

*Suite du message du président- à la page 18*

Estimados propietarios y residentes de Hollybrook,  
 Para aquellos que no habéis oído la noticia, tenemos una nueva responsable de Comunicaciones. Su nombre es Mireya Alfonso. Inició su nuevo cargo el pasado lunes 25 de septiembre. Ella llega a nosotros después de una búsqueda muy exhaustiva por parte de nuestro Gerente General Eric Wheeler y nuestro Contralor Alex Ivanaskas. Sus calificaciones son extensas y estamos muy emocionados de ponerla a prueba hasta el límite. Por supuesto, eso significa que Eileen Soler ya no está con nosotros en Hollybrook. Eileen y su esposo se mudarán al área de Orlando y les deseamos todo lo mejor en la próxima etapa de su vida juntos. La celebración de despedida de Eileen fue sólo eso, una celebración. Agradeció a todos los voluntarios que han trabajado con ella en el Departamento de Comunicaciones y realmente nos deseó a todos la gracia y los mejores deseos de Dios.

Nuestras operaciones de golf también se encuentran en un estado de cambio con el anuncio de nuestro gerente de operaciones de golf de la PGA, Bill Friesing, de que dejará Hollybrook para asumir una posición aún más grande y más difícil en Indian River Country Club en Vero Beach, Florida. Bill se disculpó mucho por lo ocurrido, pero era una "oferta demasiado buena para dejarla pasar". Bill y su esposa acaban de construir una casa en la playa en Jensen Beach, Florida, y habían planeado convertirla en una casa de verano, pero ahora se convertirá en su hogar permanente y planean vender su condominio en Boca.

Bill Friesing ha sido una auténtica bendición para Hollybrook. Entró e inmediatamente se conectó con nuestro Superintendente de los Verdes, Walter Chávez, y juntos han hecho cosas maravillosas. Me entristece que no tengan la oportunidad de tener otra temporada trabajando juntos y hacer los cambios que habían discutido. Esos cambios aún pueden ocurrir y con el tiempo Walter los hará realidad. Bill nos deja en manos muy capaces con nuestro personal de golf. Eric Wheeler y yo hemos tenido conversaciones con Pete Wyndorf y Adam Scrimenti y estamos de acuerdo con Bill. El personal seguirá ayudando en las ligas y en los eventos de par 3 y, por supuesto, con todos los que están aquí y con todos los que pronto estarán de regreso en Hollybrook.

Pasemos ahora a una cuestión más difícil. La Línea de Crédito de 5 millones de dólares y cómo la pagaremos. Me he puesto en contacto con personas de mentes muy brillantes para que nos ayuden a analizar cómo pagamos por esto. El presidente de este comité será Mark Wuerzburger. Trabjará con Sam Jiménez, Sylvie Gagnon, Lawrence Wilkenson, Alex Ivanaskas y Joni Esser-Stuart. Se reunirán para formular un plan para seguir adelante. El dinero será y ha sido necesario para sacar a nuestra comunidad de números rojos financieramente, avanzar en todos nuestros proyectos de construcción y arreglar 18 techos lo más rápido posible. Una vez que el comité presente

*Mensaje del presidente - continúa en la página 18*

# 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



Good Day Hollybrook- Continued from page 15

outside, they don't, won't or can't be responsible for getting that issue to our Maintenance Department. We have processes in place to handle these types of issues and need to follow our internal workflow processes, so we are assured issues are documented, resolved correctly, and in a timely manner.

Employees all have a chain of command they follow. They report to their direct supervisor, who often is a direct report to me as the General Manager. When an owner or resident stops an employee to alert them to an issue or complain about something, it interferes and interrupts their workflow, and creates confusion because the employee should only be taking direction from their direct supervisor, and never from an owner, resident or board member directly. But they want to be friendly and responsive – so it creates confusion in their eyes.

Staff will all be reminded and instructed not to take direction from an Owner or Resident directly, and to ask them to please call their request into the office, or to stop by the Administration Building to see Maintenance themselves.

We appreciate everyone following these guidelines so we can keep Hollybrook running smoothly and harmoniously going forward.

Thank you for your time and attention, and I look forward to talking to you again next month. Please feel free to reach out to me at [manager@hollybrook.com](mailto:manager@hollybrook.com) or my desk number 954-431-0600, ext. 248.

## Postcard From England!

by Mark Favus



Photo by: Mark Favus

Both my daughters, Tanya and Jessica, live and work in England and it had been four years since I got

on an airplane to spend a month with them. Tanya lives in an idyllic village called Willaston, ideally situated between Wales, Liverpool and Chester. Jessica is a very talented chef and manages a restaurant in Southport, a Victorian seaside town north of Liverpool.

It was a joy to spend quality time with them, dine in some amazing restaurants and have Jessica cook her Dad wonderful meals. I especially loved wandering around Southport and Liverpool with my camera. I can also highly recommend Chester as my very favorite small English City. Tanya and I discovered the best restaurants, cheese monger and coffee shop. We also had two weeks of unusually warm sunny weather in September!

ON CALL 24/7

# DOCTOR JUNK

Commercial & Residential  
FREE ESTIMATES

WE REMOVE:

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

& MORE!

954-644-3296

doctorjunkphd@gmail.com

www.doctorjunkfi.com

## SHINE MEDICARE

OPEN  
ENROLLMENT  
*begins*  
OCTOBER 15

For information  
Call them at

954-754-9779

OR

1-800-96-ELDER

*Mensaje del presidente- continúa de la página 16*

un plan, comenzaremos a tener reuniones públicas y a transmitir en el canal 93 para discutir esos planes. Esto incluirá ideas sobre cómo podemos pagar una cuota si eso es, en última instancia, lo que todos decidimos mediante votación. Me han preguntado varias veces de qué estamos hablando. Sólo puedo darte el número que obtuve al dividir 5 millones entre 1902. Ese número es \$2.628,81. Las opciones de intereses y pagos y nuestros estatutos tendrán un impacto en esa cifra real, pero esperamos que esto al menos pueda darle una idea.

Finalmente, espero que todos nuestros amigos hispanos estén disfrutando de un Mes especial de la Herencia Hispana. También espero que todos nuestros amigos judíos hayan tenido un ayuno fácil y un gran año nuevo. El otoño está aquí y puede haber un ligero indicio de menor humedad temprano en la mañana. Con suerte, esta tendencia continuará a medida que avancemos en la temporada en la que Hollybrook está lleno de emoción. Nuestras oraciones están con usted mientras viaja.

Ayúdanos a mantener la armonía en Hollybrook,  
Michael Eaton, Presidente

*Message du président suite- de la page 15*

le chiffre que j'ai obtenu en divisant 5 millions par 1 902. Ce chiffre est de 2 628,81 \$. Les options d'intérêt et de paiement ainsi que nos statuts auront un impact sur ce chiffre réel, mais j'espère que cela pourra au moins vous donner une idée.

Enfin, j'espère que tous nos amis hispaniques profitent d'un Mois spécial du patrimoine hispanique. J'espère également que tous nos amis juifs ont passé une nouvelle année facile, rapide et formidable. L'automne est là et vous pouvez ressentir une légère baisse d'humidité tôt le matin. Espérons que cette tendance se poursuive à mesure que nous avançons dans la saison où Hollybrook est pleine d'enthousiasme. Nos prières vous accompagnent pendant votre voyage.

Aidez-nous à maintenir l'harmonie à Hollybrook,  
Michael E Eaton, President

**We're looking for YOU!**  
(to work at The Voice of Hollybrook)



**Fun, friendly people only apply.**  
If you love the good news and enjoy spreading it around Hollybrook - apply today!  
Join the Comms Team. Call ext. 262. Do it. Now.



## JOIN OLLI AT FIU!

Learn new things. Make new friends

### Why OLLI at FIU?

Looking for a great way to meet new people and stay active and healthy? Osher Lifelong Learning Institute (OLLI) at FIU offers a social and educational program designed especially for adults age 50 and better!

A \$50 membership fee allows you to choose from a variety of activities every month for a whole year!

### Activities include:

**Art Classes**  
**Lectures on Art, History, Current Events, Technology, and so much more**  
**Day trips and Happy Hours**  
**Museum Tours**  
**Wine Tastings**  
**Health and Well Being**  
**And more!!**



### Contact Info

Here are all the ways you can contact us:

- [ollie@fiu.edu](mailto:ollie@fiu.edu)
- (305) 919-5900
- (954)438-8621
- <https://olli.fiu.edu>



# Sending Off Dear Friends

*Message from the Hollybrook General Manager*

*By Eric Wheeler*

Hollybrook lost the wonderful services of three very good friends in September this year (2023).

Our Voice of Hollybrook Editor in Chief and our Communications Guru, Eileen Soler has retired and is in the middle now of her move to the Ocala area. I regret our time together was so short, as Eileen was truly the backbone of the VOH, and she will be sorely missed.

Bill Friesing, our Golf Pro and Director of Golf Operations has moved onto a new challenge and is also moving North. We were very lucky to have Bill for the short time that we did; the Golf Services are in a much better place than they were a year ago, thanks to Bill and his efforts.

Nikki Abbatt, our "Calendar Keeper Extraordinaire" is also retiring from 32 years of volunteer services at Hollybrook. She's been at many volunteer positions over the years, and we will miss having her here, but wish her the

best in her "New" continued retirement.

On a property this large change is an ordinary thing and occurs on a regular basis. Even with our almost "Built-in" four-year turnover of boards of directors and administrations, Hollybrook is truly blessed to be able to have some very long-term employees and very long-term volunteers.


All of us in Management/Administration, and The Voice of Hollybrook, wish a VOH HOORAH to our departing friends. May the road rise to meet you, may the wind be always at your back.

I've been with property management companies my entire Condo Management life (since 2005), and have managed townhomes, garden style properties, 8-10 story buildings and luxury high-rise communities.

Now working Hollybrook Golf and Tennis Club Condominium, a self-management property, is new and different in many ways, and still the same in many ways as well. But being here at Hollybrook is a breath of fresh air and a joy for me. I'm so pleased to see how passionate everyone is, and how well everyone works together and how well operations run.

It is my honor to "Helm the ship" and be your Captain going forward. My wish is to grow old (older) here, and for this to be "My last job". Twenty years from now we can hopefully celebrate my retirement and years at Hollybrook. I look forward to a long and prosperous relationship with my new family!


I hope everyone is excited for another fantastic year of golf, tennis, excitement, fun, relaxation, family, friends, holidays, picnics, walks, parties; and time alone, curled up with a blanket and a book. Welcome to Hollybrook!





**Morikami Museum and Gardens**  
**Wednesday, October 18**

Trip includes transportation, lunch and ticket to museum and gardens  
 \$80 for OLLI members, \$95 for non members

Two pick up locations: FIU at I-75 Miramar and Pembroke Pines Century Village



For information and to register, please call 954-438-8621 or 305-919-5900

Nikki Abbatt celebrating her retirement from 32 years of volunteer service at Hollybrook. Her dedicated service shined through the impeccable manner in which she maintained our Activities Calendar.

We wish you the best of luck Niki!

**"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**

# Hollybrook's Majestic Banyan Tree

*Flora and Fauna at Hollybrook*

*Story and Photos By Mark Favus*



This month I'd like to spotlight the magical "Banyan" tree!

As a child growing up in central Illinois, I found the huge Oak and Maple trees to be magical. Walking to school in the morning the fragrance of the Maple trees after a rain still resonates with me. My mother would gather the neighborhood children in the early evening under our huge Oak tree to tell us

fauna here stunning. I vividly remember seeking shelter under a huge "Banyan" tree in a sudden downpour. The feeling of being literally embraced and protected by this huge tree brought me back to my childhood. It was the same magical feeling that reminded me of my Mother weaving stories about a whole world within these huge trees. I decided to better understand how these "Banyan" trees came to be here and why they felt so special.

While the related strangling fig tree and other species are native to Florida, the Banyan tree has an interesting history, as it is only found in India. In 1925, a 4 foot tall Banyan tree was imported to Florida by Harvey Firestone as a gift to Thomas Edison at his winter Fort Myers home. Edison, Firestone and Henry Ford were trying to find an alternative source of natural rubber for use in making tires.

In India, and particularly in Hinduism, the Banyan tree is considered sacred. It is revered as the "Tree of Life" and Hindu women who hope to have children worship the tree. The tree provides shelter, food and medicines and is thought to form a bridge to the supernatural.

stories of the magical world hidden underground in the roots of the tree. As the light dimmed we would capture fireflies in glass jars to illuminate our circle.

When I moved to Hollybrook in 2019 I found the flora and

One of the largest trees on our property is located at the southern end of Hollybrook Drive near the driving range lake. Walk into its interior and see if you sense the mystery and majesty of this unique sacred tree.

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

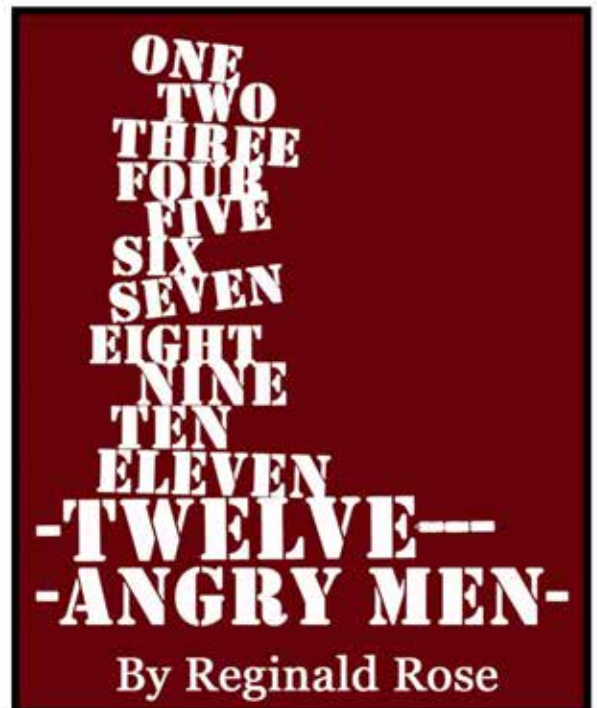
***Let's meet at the theatre!***

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)

**THE SUSAN B. KATZ THEATRE  
17195 SHERIDAN ST  
PEMBROKE PINES FL 33331**

**Visit <https://our.show/pptopa12>  
or Call (954) 890-1868**



**PPTOPA IS A 501(c)(3) ORGANIZATION**



# 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 Penza, Denis Kersaint, Lisa Fox & Lizette Ponca are Licensed Sales Associates with Signature International Real Estate, LLC

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

**UPCOMING EVENTS**

**Vampire's Ball** OCTOBER 31st

SATURDAY NOVEMBER 25th **Snowflake Ball**

Sunday December 10th **SPEAKING TO HEAVEN**

SATURDAY Dec. 16th **A Night In Margaritaville**  
*A Jimmy Buffett Tribute*

DECEMBER 31st **NEW YEARS EVE**

SATURDAY JANUARY 6th **AN EVENING AT LA CAGE**

SATURDAY JANUARY 20th **HOT HOT HOT**

WEDNESDAY FEBRUARY 14th **Cupid's Ball**

SATURDAY FEBRUARY 24th **GIRLS NIGHT OUT CHIPPENDALES!**

SATURDAY MARCH 2nd **BRAVO TENORS AND MORE**

SATURDAY MARCH 16th **50th Year Anniversary SHOW AND DANCE**

SATURDAY APRIL 6th **End Of The Season Blast**

## All Aboard the Beverage Cart!



Photo by: Judy Thomas

Julecia Farris wears many hats at Hollybrook. Here she "wo"mans the golf course beverage cart. On weekdays she is an assistant in the maintenance office and in the controller's office.

## 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!**

**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



## 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](mailto:tcastellano@banescousa.com)

[banescousa.com](https://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.

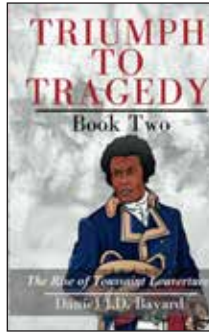
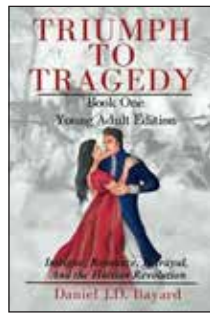
© 2023 Banesco USA. Member FDIC.



# 'Triumph to Tragedy'

*A non fiction novel of the Haitian Revolution*

By Terri Reinkinen



In recent history, the island nation of Haiti has definitely suffered its share of continuing tragedies. But in the 1700's, the then-former French colony of Saint Dominque, the wealthiest island on earth, was known as the "Le Perle des Antilles." However, the island's productive plantation economy was dependent upon the blood, sweat and tears of over a half a million African and Creole slaves, ultimately leading to the great slave rebellion and Haiti's independence as a sovereign state in 1804.

"Triumph and Tragedy: Volumes One & Two" by Daniel J.D. Bayard offers a very informative and educational historical perspective of the politics and world-wide events that formed the genesis of the thirteen-year (1791-1804) uprising. This slave revolt led to Haiti becoming both the first western nation to be governed by people of African descent and the first to outlaw slavery. Along the journey, we meet a few very intrepid merchants, some enterprising former slaves who were able to rise above their early situations to become successful landowners,

a fair number of dashing military men, and some very strong women.

I was lucky enough to meet the author recently and ask a few questions regarding how he was interested in this particular topic (paraphrasing answers). He said that researching his family's history led him to ancestors that played crucial roles in the economy and politics of the time. When

asked how he was able to portray the women that played such important roles in the family history, he said that he imagined that they were much like his wife, sisters, mother and aunts who are his role models. I also mentioned to him that I was very impressed with the descriptions of the entertainment, the fashions, the holiday celebrations, and the food and drinks of the time. Who knew they ate so well on an island colony in the 1700's?

The books, as well as more information and updates, can be obtained on the website, [triumphtotragedy.com](http://triumphtotragedy.com). Also available from Amazon but it's best to purchase them directly from the website as a portion of the proceeds goes to help educate children in Haiti. Additionally, Volumes One & Two of "Triumph and Tragedy" are in the Hollybrook Library. Volume Three is anticipated to come out in 2024!

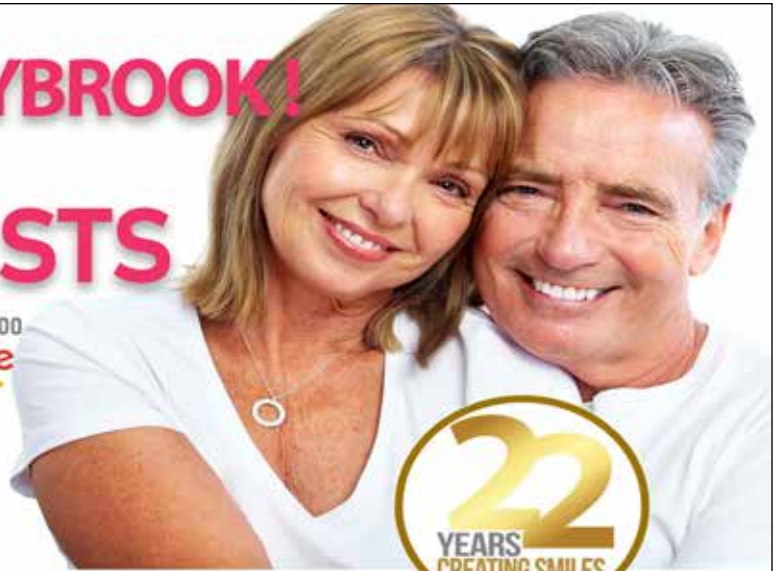
**THANK YOU HOLLYBROOK!  
FOR MAKING US YOUR  
PREFERRED DENTISTS**



More than 500  
Google  
Reviews

**Ph: 954-967-8280**

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



**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)

# Hollybrook: A Legacy of Donations and Creating a Future with Our Memorial Challenge

By William Brittain

*“We make a living by what we get; we make a life by what we give.”*  
— Winston Churchill

One day as I was walking into the Recreation building, I noticed a plaque by the stairwell entrance. Being curious I went into the administration office and asked a few questions. I discovered we have a history of caring and generous individuals. I am going to share a few examples as I am spearheading a “Memorial Challenge” for all of us!

Many of our residents take advantage of the many activities within the recreation building, which was dedicated and opened in February 2005. Most probably did not know that a key contributor made possible significant amenity enhancements to the building. Morton Katzen, donated \$100,000 to augment the new building, enabling the addition of those amenities along with the placement of a plaque on the building in memory of his late wife and mother.

Another multigenerational family, the Brunos, are another example of generosity to the Hollybrook community. You might wonder why Roiann is so dedicated to helping Hollybrook. Well, I believe it is in her blood! Her father was a key player in the plans for the recreation building, he was instrumental in getting music at the pools, he bought one of the first refrigerators for the barbecue areas then others followed. He was active in many other things, but a key item was his donation of \$10,000 for the fountain you see next to the administration building.

Even though there are many other examples, the last thing I want to share to keep this article brief is the dedication of the bridge on hole 11 of the PGA course: Joel S. Hyman was our first Golf Pro who gave us years of dedicated service and the bridge was built with a plaque in his memory in 2011.

I see Hollybrook as a unique community of generational family residency, a wide variety of ethnicity and economic strata which provides a rich range of diversity which makes us who we are. There have been quite a few who have chosen to make a difference financially to help all of us to receive additional benefits through their donations and memorials!

## DONATIONS AND LEGACY GIVING

Many of us have causes we may have donated to through-

out our lifetime to help charities with funding their mission. Legacy giving, however, is a little different. Donations usually are the answer to the question: “How can I help today?”. Legacy gifts are the answer to: “How can I help tomorrow?” and “How would I like to be remembered?”.

I would challenge us to blend donation and legacy giving to help us in Hollybrook now as well as the future.

## THE MEMORIAL CHALLENGE

I know we are facing an assessment, and most of us recognize it is necessary if we watch and read the news and it will be a challenge for some. Yet, there are others who are blessed to see it as a “bump in the road”. I have some personal things going on, but I am going to take a risk and participate in what I call pay it forward “toward the memorial challenge.”

I will donate \$500 toward one of the following Memorial Funds.

I have asked the administration to set up 2 Memorial Funds.

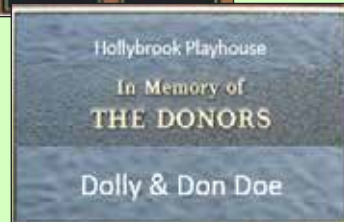
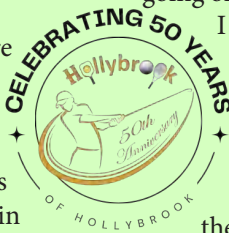
A plaque will be created for each with the names of the individuals who donate (without the amounts unless one or more individuals want to make a difference and do as Morton Katzen and Mr. Bruno did donating \$10,000 or more you will receive a memorial plaque in the playhouse or restaurant in memory of who you choose).

1) RESTAURANT: To provide improvements that are sorely needed and help elevate the restaurant’s look and functionality.

2) PLAYHOUSE: To provide sorely needed upgrades and replacements to sound, lighting, media room, stage aesthetics and other media to get it where it needs to be to allow us to generate revenue with events.

Please send a confidential email to Joni Esser-Stuart with your donation commitment to Financialsecretary@hollybrook.com

An interesting perspective: if only 72-unit owners donated \$500 it would provide \$36,000: enough for the sound system (that is only 3.7 percent of our unit owners!). Can we make a difference?



# Protecting Yourself: A Guide to Spotting Scams and Staying Safe

by Mireya Alfonso

As members of a vibrant 55+ community in sunny South Florida, you have a wealth of life experiences to share. However, with the rise of technology and increasingly sophisticated scams, it's essential to stay vigilant and informed about potential threats. In this article, we'll explore some valuable tips to help you spot scams and protect yourselves, ensuring a secure and fulfilling lifestyle.

## 1. Be Skeptical of Unsolicited Calls and Messages

One of the most common ways scammers target individuals is through unsolicited phone calls, emails or text messages. They might pose as government agencies, financial institutions, or even charitable organizations. Always be cautious when you receive such as communications. Remember that legitimate organizations will never ask for sensitive information.

## 2. Verify the Source

If you're ever unsure about the authenticity of a call or mes-

sage, do not hesitate to verify! Look up the official contact information for the organization, agency, or business in question, and contact them directly to confirm the communication. Scammers often use clever tricks to seem convincing.

## 3. Protect Personal Information

Your personal information, including your Social Security number, banking details, and passwords, should be safeguarded. Avoid sharing this information unless it's absolutely necessary, and only do so through secure channels. Legitimate organizations will not ask for sensitive information through insecure methods.

## 4. Use Strong Passwords

When using online services, ensure that you have strong, unique passwords for each account. A strong password typically includes a combination of upper and lower-case letters, numbers, and special characters. Using a password manager can help you keep track of your password securely.

## 5. Be Cautious About Investment Opportunities

Investment scams often target older adults seeking financial security. Be wary of unsolicited offers promising high returns with low risk. Consult with a trusted financial advisor before making any investment decisions, and research any opportunity thoroughly.

## 6. Report Suspicious Activity

If you encounter a scam or suspect fraudulent activity, report it to the appropriate authorities. This not only helps protect you but also prevents scammers from targeting others.

While scams can be prevalent in today's digital age, you have the wisdom and experience to protect yourselves. By staying vigilant, verifying communications, safeguarding personal information, and seeking help when needed, you can enjoy a secure and fulfilling life here at Hollybrook. Remember that you're not alone in this; many resources and support systems are available to help you stay safe.



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

**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](http://www.arevalolaw.com)



# 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.

# 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

# This n' That With Barbara S

By Barbara Saksenberg

## Barbara's Picks for Places to Go and Things to Do

**Free Halloween Event:** Get ready to jump start the Halloween season with Fort Lauderdale Beach's The Loop Pumpkin & Palm Trees event. There will be music, a movie showing, vendors, yoga, painting, games, and most important of all, family fun! The event will be on October 20 from 9 a.m. to 4 p.m. at the Las Olas Oceanside Park. For more information contact 954-299-6000.

**Free Artist Demo:** Get in touch with your creative side at these free art demonstrations! Join in with Galal Ramadan, a self-taught award-winning artist, as he takes you on a journey through the world of cultural art. This event takes place on ev-

ery Friday in October at 5:00 p.m. It will be held at the Sunrise Civic Center Art Gallery. Pre-registration is required for every session! Call 954-474-4646.

**Farmers Market:** Connect with local vendors and artisans at the Yellow Green Farmer's Market! There you'll find food, fresh groceries, locally made crafts, and community! The market is held every Sunday and has a parking fee. Call 954-513-3990 for more information.

**Free Food Truck Event:** Have a night full of great food and Halloween fun at the Boos & Brews Food Truck Roll. This event will have candy, treats, raffles, lawn games, and a beer stein holding contest! It will be held at the Lauderhill City Hall on October 26 from 5:00 p.m. to 9:00 p.m. For more information call 954-730-3041.

**Food and Wine Festival:** Tantalize your taste buds at the Dania Pointe Food and Wine Festival! Restaurants such as Cooper's Hawk, CT Taqueria, Cucina Italiana, Lime Fresh, and more will be featured in this event! It will be held at Dania Pointe on November 4 from 6:00 p.m. to 10:00 p.m. General admission to the lawn is free however there is a \$35 fee for the tasting pavilion for those 21 and over. There will be live entertainment, food demonstrations, and alcoholic drinks. Contact 833-800-4343.

### Handy Hints for Easier Living

Renovate with ease by using a clothespin to hold the nail while you hammer to protect your fingers.

Make your microwave spotless by filling a microwave safe bowl with one cup of water and one teaspoon of dish soap. Then, put the bowl into your microwave for about two minutes. Watch the steam soften the stains into something that can easily be wiped away! Make sure not to let the mixture boil over!

DON'T WANT THE BUG?



MASK UP!



# TRADERMAN

**WE BUY FOR CASH**  
**ANTIQUES and COLLECTIBLES**

- Antique Furniture --
- Silver -- Jewelry --
- Rugs -- Paintings --
- Glassware -- China --
- Any Part of a Collection --
- Anything Different --

**CALL 954-439-2977**

**WE MAKE HOUSE CALLS**  
**BUY 1 ITEM OR ENTIRE ESTATE**  
**INSTANT CASH • IMMEDIATE REMOVAL**

**2205 DIXIE HIGHWAY • WILTON MANORS,  
FLORIDA**



## 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.

# Fast Eddie's Adventures

OR, All Paws on Deck!

By Ken Schlossberg

Well, thank God the Big Heat is more or less over and, fingers crossed, no hurricanes have roared ashore in our neighborhood! Bark, bark, bark. Don't look at the Hurricane Evil Eye.

My King Charles Cavalier buddy Bentley (who never found a giant piece of tree bark he didn't want to choke on) and I have been eavesdropping on the conversations around Phase Two when our owners meet up to talk about the dreaded Special Assessments and possible maintenance increases because of the terrible collapse of the condo in Miami Beach.

How much is it going to be? How much will we have to borrow? What is going to happen to owners that simply can't afford it? Will our owners still be able to buy our favorite treats and toys, not to mention pamper us with our professional groomings? When is the IRS going to recognize us as tax deductible dependents?

At the rate things are going, will Hollybrook be able to afford its umbrella insurance policy and will there be a single insurance company left to buy a policy from? How come they only stay in business when they make a profit and are allowed to beat it out of town when they have to pay up?

"We have to do something to help out," Bentley barked at me. Otherwise we all might end up on the street."

"What have you got in mind?" I barked back.

"How about a charity Pickleball fundraiser," Bentley proposed. "Raise some money for a Health and Welfare Fund. You and me against George and Kenny."

"I don't know, Bent. You're a lot younger than I am. And you love games. I won't even roll over for my favorite treat."

"Not to worry Ed. I'll get you in shape and you won't have to move much. I'll get to most of the balls. And remember, it's for a good cause."

"Not to mention that Kenny is a golfer not a Pickleball fanatic like George. And his optometrist said he is beginning to go blind."

"Right. You take care of him. I'll take care of George. He's not as quick as he used to be either."

So Bentley barked to George and I barked to Kenny and, to my surprise, they both agreed. Not only agreed but they took us to meet with President Mike Eaton who asked for and received the unanimous approval of the Hollybrook Board.

Bentley and I went into serious training. Running around Phase Two. We dressed up in Hollybrook Pickleball hats and shirts. Maggie, our Terrier mascot, organized all the dogs she could bark at into our fan club.

The Voice of Hollybrook publicized the Big Bark Match and word got around to the local news outlets and TV stations and they all asked for permission to cover the match. We made a video and put it on TikTok and you wouldn't believe the looks it got, never mind the contributions that came rolling in.

It was standing room only on the day of the match. It didn't last long. Bentley used his secret weapon. Whenever the guys hit the ball at him, he caught it in his mouth and refused to give it back. Just like it was a big piece of tree bark. George and Kenny conceded the match.



Angie's Pet Spa & Boutique

**32** YEARS OF EXPERIENCE

**FOODS WE CARRY**

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

**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

Submit Artwork At: [www.zapplication.org](http://www.zapplication.org)

**25th Annual ART & MUSIC FEST**  
 in the Pines

**Now Accepting Applications!**

**Deadline: October 25th, 2023**

The City of PEBROKE PINES Interested parties are encouraged to apply via ZAPP searching "Art Fest Pines" or by visiting [www.ppines.com/artmusicfest](http://www.ppines.com/artmusicfest)

**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**



**Across**

- 1. Boar's weapon
- 5. Moroccan capital
- 10. Bound bundle
- 14. Istanbul bigwig
- 15. Perfume attribute
- 16. King Harald's predecessor
- 17. Politician's nemesis?
- 20. Ecclesiastical council
- 21. Cheap tires
- 22. Brown, fuzzy fruit
- 25. Gas pump choice, for short
- 26. Major network
- 29. Western defense org.
- 31. Outcome
- 36. It can float during the fall
- 38. Recipe amts.
- 40. Not docked
- 41. Ready for battle
- 44. Prevent from entering
- 45. Ukraine's capital
- 46. Larry, Curly and Moe, for example
- 47. Rubbernecker
- 49. Part of a film
- 51. Fr. noblewoman
- 52. Ashe Stadium necessity
- 54. Producers' nemesis
- 56. Like loving couples, e.g.
- 61. German surrealist Max
- 65. Impoverished existence
- 68. Prefix with magnetic or dynamic
- 69. Far from flighty
- 70. \_\_\_-eyed
- 71. Give olfactory offense
- 72. Card game authority
- 73. High spirit

|    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  |    | 5  | 6  | 7  | 8  | 9  |    | 10 | 11 | 12 | 13 |
| 14 |    |    |    |    | 15 |    |    |    |    |    | 16 |    |    |    |
| 17 |    |    |    | 18 |    |    |    |    |    | 19 |    |    |    |    |
| 20 |    |    |    |    |    |    | 21 |    |    |    |    |    |    |    |
|    |    |    | 22 |    | 23 | 24 |    | 25 |    |    |    |    |    |    |
| 26 | 27 | 28 |    | 29 |    |    | 30 |    | 31 |    | 32 | 33 | 34 | 35 |
| 36 |    |    | 37 |    | 38 |    |    | 39 |    | 40 |    |    |    |    |
| 41 |    |    |    | 42 |    |    |    |    | 43 |    |    |    |    |    |
| 44 |    |    |    |    |    | 45 |    |    |    |    | 46 |    |    |    |
| 47 |    |    |    |    | 48 |    | 49 |    |    | 50 |    | 51 |    |    |
|    |    |    |    | 52 |    | 53 |    | 54 |    |    | 55 |    |    |    |
| 56 | 57 | 58 | 59 |    |    |    | 60 |    |    | 61 |    | 62 | 63 | 64 |
| 65 |    |    |    |    |    |    |    | 66 | 67 |    |    |    |    |    |
| 68 |    |    |    |    |    | 69 |    |    |    |    | 70 |    |    |    |
| 71 |    |    |    |    |    | 72 |    |    |    |    |    | 73 |    |    |

**Down**

- 1. Russian news agency
- 2. Like a storied duckling
- 3. Tender legbone
- 4. Life preserver material
- 5. U.K. military fliers
- 6. Emerson's "jealous mistress"
- 7. Nobelist Niels
- 8. Islamic chieftain
- 9. Reduce to rags
- 10. Dog treat
- 11. Reef denizen
- 12. Extol
- 13. Party times
- 18. Norse god
- 19. Flavoring of orange and almond
- 23. Power unit
- 24. Comforting words
- 26. Overlays with metal
- 27. Picasso's lid
- 28. Brazilian dance
- 30. Nerve type
- 32. Editor's command
- 33. Exploiters
- 34. "--- Be" (Beatles)
- 35. Nevada resort site
- 37. An emotion
- 39. Storage locale
- 42. Soak
- 43. Vile's apt anagram
- 48. Go over and over
- 50. Feet are divisions of a meter in this
- 53. Five minutes after a quarter of
- 55. Text
- 56. In the distance
- 57. Family lineage diagram
- 58. Raced
- 59. Bad way to run
- 60. Memorable date in history
- 62. --- and void
- 63. Periclean promenade
- 64. "And --- There Were None"
- 66. "Open 9 --- 6"
- 67. Keats' "Bards of Passion and of Mirth," e.g.





# 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.

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 October



- National Golf Day
- Do Something Nice Day
- World Smile Day
- National Forgiveness Day
- Moldy Cheese Day
- Moment of Frustration Day
- Mother-In-Law Day
- Sweetest Day
- World Pasta Day
- Black Cat Day
- Make a Difference Day



## 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.

# Learn Pickleball Basics, Make New Friends

By Judy Thomas



Judy Thomas

If you haven't picked up a Pickleball paddle yet but you've been seriously thinking about it, stop procrastinating. If you need Pickleball instructions, we can help you with the basic rules, basic strokes and scoring. No worries you do not need a partner and practice makes perfect. We play Monday, Wednesday & Fridays at 5:30 p.m. across from Hole #18, Courts 9 and 10. Come and join us.

With determination and perseverance the rain didn't dampen our spirit to get this tournament in. I was happy to award trophies to five pickleball enthusiasts. Mario Pabon (pictured) 1st Place, Judy Thomas (pictured and Gilberto Gochuico , 2nd Place tie, and George



Pickleball Intermediate Round Robin First Place Winner, Mario Pabon (left) poses with Judy Thomas (right)

intermediate level tournament, please text Judy Thomas at 773 754 5536.

Vazquez and Justin Elsmore, 3rd Place tie on Friday, August 18, 2023.

The next Pickleball Round Robin Tournament will be Friday, October 20, 2023. If you are interested in playing or in being a referee in this In-

## Free Flu Shots


BROUGHT TO YOU BY

### Memorial 24/7 Care Center

First come First served until shots run out

**Thursday, October 12**  
**8:30 a.m. – 12:00 p.m.**



inside

## Hollybrook Social hall

*Need transportation? Call no later than 3 p.m. October 10 for a ride on the Hollybrook Bus.*  
**Email Carol@hollybrook.com or call ext.234**

# There's a whole lot to love about Devoted Health

You could get complete benefits, real monthly savings, and a team based right here in the U.S.

**Interested in learning more about their Medicare Advantage plans? Call me to get a cost estimate.**

**954-661-9596**

**Andy G Adelson, Devoted Health licensed sales agent**



HEALTH PLANS

Devoted Health is an HMO and/or PPO plan with a Medicare contract. Our D-SNPs also have contracts with State Medicaid programs. Enrollment in our plans depends on contract renewal. Devoted Health complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex. ATENCIÓN: Si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-800-338-6833 (TTY 711). Y0142\_24L138\_C

# 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**

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

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| N | A | L | E |   | E | L | A | O | H |   | K | E | E | R |
| E | O | L | S |   | D | I | V | A | T | S |   | O | R | A |
| H | T | U | O | M | O | T | D | N | A | H | M | O | R | F |
| T | S | N | R | E |   |   | D | E | H | C | A | T | T | A |
|   |   |   |   | P | O | L | F |   | T | E | N |   |   |   |
| E | T | S |   |   | P | L | I | C |   | R | E | R | A | S |
| O | I | R | T |   | V | E | I | K |   | R | A | B | E | D |
| H | T | E | E | T | E | H | T | O | T | D | E | M | R | A |
| A | E | S | T | A |   | S | P | S | T |   | F | A | E | L |
| T | L | U | S | E | R |   | O | T | A | N |   | S | B | C |
|   |   |   |   | G | E | R |   | I | W | I | K |   |   |   |
| S | D | A | E | R | T | E | R |   |   | D | O | N | A | S |
| E | U | G | N | O | T | E | H | T | F | O | P | I | L | S |
| V | A | L | O |   | V | W | O | R | A |   | V | H | G | A |
| E | L | A | B |   | T | A | B | A | R | A |   | S | K | T |

## October Bird of the Month

### Swan



- There are some species of swans that are black
- Swans form monogamous relationships that last for years and even for life
- Swans can sleep while on land and while floating in water
- Swans regulate their body temperature by resting one leg on its back

# 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 server's arm must be moving in an upward arc when the ball is struck*



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

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



**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



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.



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

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.

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

## NEED A NOTARY OR A RIDE?

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

**LOOK NO FURTHER**

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

**Reasonable Rates \* Hollybrook Resident**

**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 tech-  
nician 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

## HALLOWEEN

### Dance Party

### OCTOBER 31st

\$25 PP



BYOB

HALLOWEEN  
COSTUME CONTEST



CASH MONEY FOR  
COSTUME PRIZES!!



THE EUPHORIA BAND

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

