

April/May 2023  
No. 153

# THE VOICE OF HOLLYBROOK

On the cover: Luis Cortez participating in Hollybrook's 2023 Tineo/Abbey Junior Golf Tournament



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Champions of the Tineo/Abbey Junior Golf Tournament from left to right: Brett Moore (Boys 16-18 Bracket), Liam Ly (Boys 13-15 Bracket), You Bai (Girls 13-18 Bracket), Ashley Balcom





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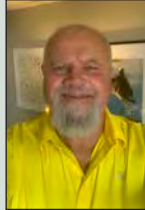


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# Officer Messages

## President's Message *First 100 Day Report*



We're now going on three months in office. Sometimes it seems as if we stepped into office six months ago because of all that we have accomplished; yet at times it feels just the opposite. When our new administration took over, we were faced with some huge tasks.

- **The 40-year inspection and repair.**
- **The State statute SB4D which requires that our reserves are fully funded by December 31, 2024.**
- **Continued issues with our roofs leaking throughout the complex as well as the roof of the administration building.**
- **COVID-19 reared its ugly head again causing us to have to go back to wearing masks in the administration building.**
- **Upgrading the restaurant staff and services.**
- **Creating a search committee to select a new General Manager.**
- **Catching up on overdue maintenance of our buildings and landscaping.**
- **Meeting with Total to hopefully improve services.**
- **Setting up an annual audit.**
- **Receiving estimates on fixing the sound system in the playhouse**
- **Meeting with CBS to improve our phones and our internet speeds in the administration building and the recreation/restaurant/golf pro shop areas.**

The list goes on, but I am letting you all know that we are working diligently to make our community the best it could possibly be.

Unfortunately, what we found as we entered our offices were empty drawers and empty cabinets. Missing were copies of contracts and ongoing litigation regarding poor management of contractors working in Hollybrook. When inquiring minds wanted to know where all

this info is located, we were told that the info is there in computers in the office. They were not sure which computer or what the file name was, but it's there.

Being a retired police officer, I personally kept copies of documents from court cases and cases that failed to find a resolution. My wife finally told me to let the paperwork go. Retired seven years now, I only recently purged most of my paperwork. The reason I mention is because our previous Hollybrook legal team, in power for at least two years, left not a single paper copy of any contract, motion, or opinion. Requests made using our Attorney of Record, produced one box of records from the former Vice President. Really? Talk about an uphill battle.

But we do have things to be grateful for - thank goodness for our volunteers!!! April was Volunteers Month, but we should celebrate the Year of the Volunteer. These lovely people are there for Hollybrook year-round. Without the extreme talents of those that have stepped forward to help Hollybrook, we would be in even worse shape. It's amazing to me how giving someone the latitude to ask questions, then to make suggestions, then ultimately getting to put those suggestions into action, has made the difference in our first few months.

Then we must give credit to our employees; many of whom came very close to leaving Hollybrook. Given the proper support and time to take action accordingly, our employees are also stepping up to the challenge. Nothing happens overnight. It will take time, patience, and fortitude to see the results of our labors. Please give this team an opportunity to work towards what is in the best interest of all its owners, not just a chosen few. With your help, we can truly achieve Harmony in Hollybrook.

*By Michael Eaton*



## Vice President's Message *New Administration*

It's hard to believe that we are almost one-hundred days into our wonderful new administration. With the exception of three or four incumbents, we have an entirely new board working harmoniously and diligently trying to ensure that all our services and amenities are working and up to date.

We just had all our roofs and electrical service panels inspected at the request of our insurance provider. We should receive their report shortly. On a personal note, I am working closely with TOTAL to resolve issues owners might have.

I wish everyone a safe and healthy summer. See you soon.

*By Andrew Ingram*

### ***Board Members***

#### **HOLLYBROOK OFFICERS**

**MICHAEL EATON**  
President

**ANDREW INGRAM**  
Vice President

**ROSALIE LABATE**  
Treasurer

**JONI ESSER-STUART**  
Financial Secretary

**ELAINE YOST**  
Recording Secretary

#### **PHASE DIRECTORS**

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CONNIE MASON, CLAUDE-AN-  
DRE LACHANCE**

**Phase 2 - REINE FORTIER, SU-  
SAN GALLETTA, ALI MUNJU**

**Phase 3 - BARBARA DONAWA,  
JOSEPH GREELEY, CURTIS RICE**

**Phase 4 - LOUISE BERGERON,  
MYRA MARKOWSKI, DEBBIE  
MCCALL**

**Phase 5 - HANK KOCH, CARL  
MACK, VIRGINIA WEBBER**

**Phase 6 - WILLIAM BRITTAIN,  
CARMEN DIPUGLIA, BRADLEY  
MISLOVE**

**Towers - EUGENE SANABRIA,  
PAUL TRIPODI**

### ***Unit Sales***



### ***Everyone wants to live here!***

<b>BLDG/APT</b>	<b>SELLER - BUYER</b>	<b>BD/RM</b>	<b>PRICE</b>
05-308	Davidson to Cuilan	2	\$222,500.00
09-209	Slotkin to Gerlach	2	\$142,000.00
10-201	Perreault to Desjardins	2	\$205,000.00
26-210	Laflamme to Groleau	2	\$220,000.00
27-207	Rahman to Boulin	2	\$250,000.00
31-106	Hernandez to McGirt	1	\$170,000.00
31-206	Tillinghast to Hernandez	1	\$92,000.00
34-207	Hernandez to Cabassa	2	\$235,000.00
35-308	Arnold to Kist	2	\$180,000.00
38-107	Laferriere to Blanco	2	\$209,000.00
41-107	Petitclerc to Lebel	2	\$210,000.00
53-107	Rodriguez to Auguste	2	\$165,000.00
59-203	Belanger to Caraballo	2	\$213,000.00
62-206	Eshaghi to Perez	1	\$93,000.00
65-103A	Downey to Hilt	1	\$125,000.00
66-210	Petersen to Ouimet	1	\$135,000.00
67-312	Lagace to Morin	1	\$95,000.00
68-403A	Johnson to Lien	1	\$132,000.00
70-609	Lemay to Beland	1	\$125,000.00





## Treasurer's Message New Fiscal Year

The official start of our fiscal year is April 1<sup>st</sup>, 2023. It also marks the careful monitoring of our much needed adherence to the reinstated financial policies and procedures as promulgated by our Controller/General Manager, Alex Ivanaskas.

Our annual audit will commence shortly as our financial team is preparing our accounts for their review. Please permit me to give a huge shout out to Alex Ivanaskas, Etna Cherry, Julecia Farris, and, of course, our Carol Mazza, who jumps in and helps on so many occasions. How fortunate we are to have such a dedicated, hard working staff. Can't say THANK YOU, enough to each of them.

The new 2023 budget is now in place. Our increased

quarterly maintenance payments will initiate our increasing contributions to our various reserve accounts. As of the writing of this report, we are still uncertain as to the path the Florida legislature is heading with respect to the 40 year inspections and the need to require fully funding of specific reserve categories. There is reportedly some movement on extending timelines for fully funding and repairs but we are hoping whatever their actions are, will be beneficial for us and similarly situated condominium associations. We're trying to keep a positive attitude.

It is apparent from the unadjusted bottom line of our expenditures that we are approximately nine (9) percent over our 2022-2023 budget allocations. Likewise, our income projections exceeded expectations by approximately two (2) percent. We will evaluate all of the figures and determine our available options not only with our Controller, but also with our auditors/accountants and present our course of action dealing with these specific issues. Please exercise a degree of patience with us as we sort through the options available and develop a path to resolve the many obstacles with which we are presented.

Our restaurant appears to be heading in a much better direction and the numbers are starting to reflect a degree of improvement. We are closely monitoring the operation. Michael Fishman, Restaurant Manager is working to resume a seven (7) day operation schedule and is constantly striving to improve all aspects of our restaurant food quality and service. Let's support our restaurant and

join in the effort to help it grow into the type of restaurant we all would like it to be. Our restaurant losses are surely a serious issue but we are attempting to right the course and come up with a plan to resolve this troublesome problem.

*By Rosalie Labate*

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LU SHIFRIN

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## VOH Submission Procedures

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

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

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

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

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

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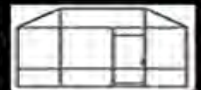
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## MARTY'S LISTINGS FOR SALE AND RENT

**PHASE IV - LUXURY PLUS! SPECTACULAR SUNSET/ WATER/ GOLF;** Long lake view From LR, Balcony & MBR. 2BR/2BA wide open & bright (over 40 mini LED lights), **TOP-OF-THE LINE SS** appliances. Lighted Brick, accent wall. **WASHER/DRYER**, Recreation Lease **PAID IN FULL! BUY ONLY IF YOU WANT THE VERY BEST!**

**PHASE I - BRIGHT CORNER 2BR/2BA** Beautiful PGA Golf (18th Green) view! Washer/dryer, Impact windows including Enclosed patio. Updated bathroom. Recreation Lease **PAID IN FULL! LIFESTYLE COUNTRY CLUB LIVING!**

**PHASE II - 1ST FLOOR 2BR/1.5BA. FULLY UPDATED & RENOVATED!** Washer/dryer, SUPER UPDATED KITCHEN, BATH, ROOMS, 100% water proof flooring, PGA 17th green/lake views, Recreation Lease **PAID IN FULL! BUY IT READY!**

**TOWERS PENTHOUSE - SPECTACULAR PGA Golf/Lake/Tennis Views.** Bright 1BR/1.5BA. New flooring in living areas and bedroom. **NEW APPLIANCES!** Open Kitchen. Steps to Clubhouse. **PERFECT GOLF RETREAT!**

**TOWERS GORGEOUS PANORAMIC VIEWS OF LAKE/LAKES, POOL/ TENNIS.** Nice! Updated. Fully Furnished. Recreation Lease **PAID IN FULL! ENJOY HOLLYBROOK!**

**PHASE III - CONVENIENT 1 ST FLOOR 2BR/2BA** Quiet dead-end street, Par 3 - 10th green view. **UPDATED THROUGHOUT. OPEN KITCHEN. WASHER/DRYER, IMPACT GLASS INCLUDING OPEN PATIO.** Recreation Lease **PAID IN FULL!**

**PHASE III - CONVENIENT 1ST FLOOR 2BR/2BA** Quiet dead-end street, Par 3 - 10th green view. Update to your taste! Recreation Lease **PAID IN FULL! GREAT OPPORTUNITY!**

## ANNUAL RENTALS

**PHASE VI - 1 st Floor 2BR/2BA (1,4598 SF),** Wide open kitchen. Washer/Dryer. Open spacious. Rent includes Assoc. Dues, Water, Basic Cable TV. **ESPECIALLY PERFECT IF DOWNSIZING FROM LARGE HOUSE!**

**PHASE IV - 1st Floor 2BR.2BA WIDE LONG LAKE & Par 3 golf views!** Fully Furnished. **NO CARPET.** Rent includes Assoc. Dues, Water, Basic Cable TV. **FREE GOLF! ALL AMENITIES!**

**PHASE I - 1st Floor 2BR/2BA** Wide Lake Hollybrook view. Fully furnished. Rent includes Assoc. Dues, Water, Basic Cable TV. **FREE GOLF! ALL AMENITIES!**

## SEASONAL RENTALS

**PHASE II - 2BR/2BA** New Open Kitchen & Bathrooms. Rent includes Assoc. Dues, Water, Basic Cable TV, internet, 1st \$100 Each month for FPL Electric. 6 months Requested. **CLEAN AND READY FOR YOU TO ENJOY HOLLYBROOK!**

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# Secy's Report

From the desk of Joni Esser-Stuart



The end of the fiscal year is March 31<sup>st</sup> and it is a busy time for Hollybrook staff as they close out one fiscal year and prepare for the annual audit

and simultaneously begin a new fiscal year. This report will focus on the income generated during the 2022-2023 fiscal year.

The gross income for the golf course was \$1,688,958 and thus reflects that we exceeded our projected golf income of \$1,662,000. This is very good news for Hollybrook unit owners. An analysis of golf course gross income reveals that the cart fees from our owners were \$783,760 and an additional \$338,515 came from guest fees. Walk-in golfers accounted for \$302,965 of our golf revenue. Our contracts with Golf Now and Canam provided \$163,614. Golf Now revenue was \$95,409 and Canam revenue

was \$68,205. Additional sources of golf income were \$25,661 from tournaments, \$36,959 from our military and first responders, driving range fees of \$22,932 and Par 3 fees were \$7,711.

Alex Ivanaskas and Etna Chery are diligently working with me to collect from unit owners who are in arrears. At the end of March, eleven owners were in Collections with Straley and Otto.

I have been encouraging unit owners to choose Automatic Withdrawal (also known as Direct Debit) ever since I became Financial

Secretary. This payment method is advantageous for both residents and Hollybrook. I am pleased to report that approximately 944 units are currently enrolled in this plan. It is not too late to enroll and you may print a copy of the Authorization Form from our website or pick up a copy of the form in the Administration Building. This option reduces late payment fees and interest and affords an easy payment option for unit owners.

Many residents have noted positive changes in our restaurant. Additional staff have been hired to meet the demand and wait times have been reduced. Michael Fishman, our Restaurant Manager, has been working hard to improve all aspects of our restaurant and there was a net income during March of \$41,886.96. Please continue to support our restaurant with your family and friends.

*Do you usually vote by mail? Do you know that you must re-apply?*

I recently found out that 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, we will need to repeat the process.

## 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**  
**March 4, 2023**  
**June 3, 2023**  
**September 9, 2023**  
**December 9, 2023**

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

<p><b>Acceptable Hazardous Waste</b></p> <ul style="list-style-type: none"> <li>Paint thinner/stripper</li> <li>Paint, oil or latex</li> <li>Auto fluids- motor oil, coolant, etc</li> <li>Pesticides/insecticides</li> <li>Fertilizer</li> <li>Pool chemicals</li> <li>Fluorescent tubes</li> <li>Flares</li> <li>Mercury thermometers</li> <li>Spot removers</li> <li>Oven and drain cleaners</li> <li>Furniture and metal polish</li> <li>Items containing mercury</li> <li>Batteries- rechargeable, auto and marine</li> <li>Propane tanks</li> </ul> <p><b>Acceptable Electronic Waste</b></p> <ul style="list-style-type: none"> <li>Computers, monitors, keyboards</li> <li>Computer mice</li> <li>Terminals and Printers</li> <li>Fax machines and modems</li> <li>Cell phones</li> <li>Televisions</li> <li>Desk top copiers and scanners</li> <li>Rechargeable batteries</li> </ul>	<p style="text-align: center;"><b>DO NOT BRING UNACCEPTABLE ITEMS LISTED BELOW</b></p> <p><b>Unacceptable Hazardous Waste</b></p> <ul style="list-style-type: none"> <li>Biohazard/medical waste</li> <li>Explosives</li> <li>Tires</li> <li>Business generated HHW waste</li> <li>Alkaline batteries- AA, AAA, C&amp;D, 9V please dispose in regular trash</li> </ul> <p><b>Unacceptable Electronic Waste</b></p> <ul style="list-style-type: none"> <li>Office furniture</li> <li>Stereos/Speakers</li> <li>Musical instruments</li> <li>DVD players and VCRs</li> <li>Appliances</li> <li>Microwave ovens</li> <li>Electronic hand tools</li> <li>Trash and debris</li> </ul>
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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.  
 For more information please contact the City of Pembroke Pines at 954-518-9000 or visit our website at www.ppinves.com



# Board of Administration Meeting Minutes

From the desk of Elaine Yost  
Wednesday, March 15, 2023

President Mike Eaton called the meeting to order at 7:38 p.m. on March 15, 2023.

This BOA meeting was conducted live from Conference Room #1 as well as virtually utilizing the Zoom conferencing platform. The meeting will be broadcast live and repeated on Channel 93.



for Broward County taxes.

A vote was taken, the motion passed unanimously with 25 affirmative votes.

## MOTION C – TO APPROVE THE 2023 SUMMER GOLF RATES

There were 25 board members present: Bergeron, Brittain, DiPuglia, Donawa, Eaton, Esser-Stuart, Fortier, Galletta, Goldgut, Greeley, Ingram, Koch, Labate, Lachance, Mack, Markowski, Mason, McCall, Mislove, Munju, Rice, Sanabria, Tripodi, Webber, and Yost. Also in attendance were Bill Friesing (Director of Golf), Alex Ivanaskas (Comptroller), Shane Lakso (Purchasing Manager), Querino Pacella (Compliance Director), and Eileen Soler (Communications Director).

### NEW BUSINESS

#### MOTION A – TO HIRE AN ACCOUNTING FIRM TO CONDUCT A CERTIFIED AUDIT FOR THE 4/1/22 – 3/31/23 FISCAL YEAR

Rosalie Labate made a motion that the board approve an accounting firm to conduct a certified audit. The motion was seconded by Elaine Yost. Our Controller recommends Arty, Cohn, Feuer, C.P.A at an estimated \$20,000 versus Leonardo & Company, as the former firm conducts a more detailed audit.

A vote was taken, the motion passed unanimously with 25 affirmative votes.

#### MOTION B – TO HIRE GREAT WASTE & RECYCLING SERVICE, LLC FOR HOLLYBROOK’S WASTE AND RECYCLING REMOVAL SERVICE

Andy Ingram made a motion to hire Great Waste & Recycling Service, LLC, for Hollybrook’s waste and recycling removal service. The motion was seconded by Joni Esser-Stuart. The cost of the service is estimated at \$165,000 annually, which has been budgeted and the contract is for three (3) years.

The service includes the same number of dumpsters, recycling bins, and roll-offs. Dumpsters will be emptied three (3) times per week from November through April and two (2) times per week from May through October. There will be fifty (50) roll-off pulls and removal of recyclables per year. Also included in the cost is a Pembroke Pines franchise fee of 22%, city administration fee of 1.25%, and 7%

HOLLYBROOK SUMMER GOLF RATES 2023		
	SUMMER 2022 4/15/22-10/31/22	SUMMER 2023 4/15/23-10/31/23
OWNER 18H	19.00	25.00
OWNER 9H	11.00	13.00
LESSEE 18H	19.00	25.00
LESSEE 9H	11.00	13.00
NON OWNER RESIDENT 18H	22.00	28.00
NON OWNER RESIDENT 9H	14.00	16.00
GUESTS 18H	36.00	50.00
GUESTS 18H GROUP >3	40.00	54.00
GUESTS 9H	22.00	29.00
Employees/Guests	40.00	54.00
Spectator Cart	15.00	25.00
Owner/Lessee/NOR- exec- cart	7.00	10.00
Guests- executive- cart	7.00	10.00
Guests- executive- Greens	6.00	6.00
Range ball- 1 token	5.00	5.00
Range balls- 10 tokens	45.00	45.00
OUTSIDE GOLFERS		
18H- PGA Weekday	50.00	65.00
9H- PGA Weekday	30.00	40.00
18H- PGA Weekend	55.00	75.00
9H- PGA Weekend	35.00	45.00
Military / First responders 18H	40.00	54.00
Military / First responders 9H	22.00	29.00
Replay Weekday	25.00	25.00
TWILIGHT Outside golfers >3pm	Unlimited	50.00
TWILIGHT Owners/Lessee/NOR>3pm	Unlimited	19.00
Golf Now Weekday	50.00	65.00
Weekend	55.00	75.00
CarAm Weekday	45.00	55.00
Weekend	50.00	65.00

Curtis Rice made a motion that the Board approve the 2023 Summer golf rate beginning April 15, 2023, and ending October 31, 2023. The motion was seconded by Reine Fortier.

A vote was taken, the motion passed with 18 affirmative votes, 1 abstention (Bergeron),

and 6 dissenting votes (DiPuglia, Ingram, McCall, Mack, Sanabria, and Yost).

#### MOTION D – TO APPROVE GOLF CART LEASING OPTION

Curtis Rice made a motion that the board approve a proposal to lease 120 golf carts from Club Car. The motion was seconded by Rosalie Labate. The term of the lease is for sixty (60) months with an estimated start date of October 1, 2023, and cost of \$84,000. The existing golf cart fleet will be traded in with a value of \$2,800 per cart.

A vote was taken, the motion passed unanimously with 25 affirmative votes.

Mike Eaton adjourned the Board of Administration Meeting at 10:14 p.m.

Respectfully Submitted by  
Elaine Yost, Recording Secretary





## City and County

### From Pembroke Pines Mayor Frank C. Ortis

As we get closer to summer months and thoughts move toward to-do lists, this is a good time to share important information concerning what projects need or don't need permits to proceed.

A building permit is required to construct, enlarge, alter, move, remove, or demolish, any building, structure or any part thereof. Typical household projects that require a building permit include, but are not limited to, installation of pools, screen enclosures, sheds, fences, carports, driveways, patios, plumbing (new and existing), electrical (new and existing), water heaters, toilets or replacement of air conditioning units. Exterior home repairs such as replacing windows, doors, siding, or a new roof also require building permits.

Obtaining a building permit is the first required step before working on a project. Following the permit process allows experienced personnel to ensure a project meets established code and safety requirements. It also provides peace of mind for homeowners, as licenses and insurance are verified for the selected contractor before they begin work. While the



work is being done, a building permit guarantees oversight of the contractor's work while following Florida Building Code. Please understand that working without a permit may result in code violations or potential fines. Trying to obtain a building permit after work begins may be very challenging and could result in increased permit fees. Failure to attain proper building permits may also impact insurance coverage for your home and ultimately affect the ability for you to sell your home in the future.

The Pembroke Pines Building Department enforces the Florida Building Code, 7th Edition (2020) and related regulations. A permit is typically not required for general maintenance of a home such as painting or resurfacing a floor, but you may need to check with your association in case they require permission. If there are any doubts as to whether a permit might be required for work within your home, contact the Building Department at 954-435-6502 before you begin the job or check our website at <https://www.ppines.com/164/Building-Department>. Contact Frank Ortis at 954-450-1020 or [fortis@ppines.com](mailto:fortis@ppines.com).

### From Pembroke Pines Commissioner Tom Good

In May we acknowledge the love we feel for women in our lives that we affectionately call moms, grandmothers, great grandmothers, and for some extraordinarily special women, great-great grandmothers. Happy Mother's Day to all Hollybrook mothers.

I am so proud to have celebrated the City of Pembroke Pines' 63<sup>rd</sup> birthday this year on April 22 at the ultimate "Birthday Bonanza" on Pines Day. Hundreds of people turned out for the western-themed celebration filled with musical and dance performances, free rides, games and a petting farm. We even had lasso spinning lessons! One of my favorite parts of the day was the two giant cupcakes towers filled with dozens of cupcakes that were handed out for everyone to enjoy. If you came out and I did not have a chance to say "hello," thank you for going!

We've also been busy bees gearing up for the 11<sup>th</sup> Annual Senior Spelling Bee set for Tuesday, May 9, from 11:30 a.m. to 1 p.m. at the Carl Shechter Southwest Focal Point Community Center. If you are interested in participating, sign up by the deadline, May 8, at the Center's Activities Desk. Call 954-450-6888 for more information. Cash prizes (and bragging rights) will be awarded to the first, second and third place winners.

A Flea Market and Bazaar featuring more than one hundred vendors will be held at the Center on Saturday, May 20 from 8 a.m. – 3 p.m. and Sunday, May 21 from 9 a.m.



to 3 p.m. It's free! Please call the Center if you have any questions.

If you love to play chess or recently discovered the game, you're welcome to the Mayor's Chess Challenge on Saturday, May 13 from 9 – 11 a.m. at Pembroke Lakes Golf and Racquetball/Club 19 at 10500 Taft Street. The event is an annual free traveling chess challenge that involves 19 cities. All skill levels and ages are welcome. Check the city's website for more information.

I am extending a special invitation to everyone to our City of Pembroke Pines Memorial Day Observance at 9 a.m. on Monday, May 29, at Fletcher Park, 7900 Johnson Street. The special day honors all men and women who died in military service to our country. As a veteran, I spend the day personally reflecting on the sacrifices that come with war and conflict, and I remember and honor those who made the ultimate sacrifice for us. If you are unable to attend, take a moment of silence to honor and think about the many spouses, mothers, fathers, brothers, sisters, best friends and all others we've lost and the families that mourn them. The Pembroke Pines Police and Fire Honor Guard will present colors, and veterans, community leaders and special guests will take part in a special wreath laying ceremony.

Remember to check for other events, programs and activities on our City Calendar found at [www.ppines.com](http://www.ppines.com). Contact Tom Good at 954-290-5189 or [tgood@ppines.com](mailto:tgood@ppines.com).

# News

## 40 Year Recertification

*By Committee Members Joseph Greeley and Mickey Breton  
The following report is printed below verbatim as presented to the community during the April 19, 2023 Regular Board of Administration Meeting*

### INTRODUCTION

The 40-Year Recertification Committee was activated in March 2023 by President Michael Eaton to work on issues related to the 40-year recertification requirements under the Broward County Building Safety program, and the new requirements enacted through Florida Senate Bill SB 4D and possible subsequent legislation being considered. The Committee currently reports on a regular basis to President Mike Eaton. The standing committee members are Joe Greeley, Mickey Breton and Rosalie Labate. Members of the Executive Board attend committee meetings as required to keep them informed of critical matters and provide input on major issues that impact the operations and fiscal health of the Hollybrook community. Hollybrook staff members on the committee include Alex Ivanaskas Acting General Manager, Joseph Pellegrino Facilities Manager, Beatriz Goycochea Compliance Officer, And Eileen Soler Director of Communications.

Currently the majority of the committee's efforts are involved with the milestone inspection requirements of the new legislation (SB 4D). These new requirements build on the previous 40-year recertification requirements under the Broward County Building Safety Program as overseen by the City of Pembroke Pines. The milestone inspection requirements are divided into two phases. Phase 1 requires a visual inspection for signs of significant structural deterioration. This is called a qualitative assessment of conditions related to major structural components of the building. Upon completion of Phase 1, if there is a visual indication of possible structural deterioration the Phase 2 work is triggered.

Phase 2 requires additional evaluation in cases where significant structural deterioration has been identified. This additional evaluation may include "destructive or nondestructive testing" at the inspector's direction. Based on the results of this inspection the engineer must prepare a report that includes the results of the inspection, identifies the extent of the deterioration, and identifies recommended repairs.

### BACKGROUND

A review of available information and interviews with existing employees and consultants allowed the committee to develop this summary of where Hollybrook stands in the recertification requirements. In August of 2021, Hollybrook entered into a contract with G. Batista Engineering & Construction for the 40-year Building Recertification Inspection. That contract resulted in the completion of inspections in November 2021. The work product was a series of completed Broward County report forms for the Building Safety

Inspection Program along with a Repair List. This inspection identified required structural and electrical repairs in each building at Hollybrook. Based on the reporting, all buildings were identified to have at least some degree of repair in order to pass inspection. Based on discussion with the Engineer G Batista, the indication was that most repairs were of a minor to moderate nature with none raising to the level of major but required further investigation to determine the extent of the deterioration and the required repair.

Following the Batista inspection report, the City of Pembroke Pines sent Hollybrook letters indicating that repair work was required for Building 50, 51 and 52. Following receipt of the letters, Hollybrook reportedly entered into a contract (signed by Kyle Hatakeyama GM) with a contractor, Bullgator Painting and Waterproofing, on 1/19/22 for the repair work. Repair work was reportedly completed on Buildings 50 and 51. No work was started on Building 52. A review of Hollybrook files failed to turn up design drawings, specifications or permit applications for the work on Building 50 and 51. A review of the online database of permits for the City of Pembroke Pines also failed to show any current permits for the work. One permit entry in the on-line database did show an entry in 2021 for a 40-year certification repair but there was no application, plans or any record of a fee being paid. That permit also was shown as expired.

The visual inspection reports by G Batista identified 496 smoke detector deficiencies. Additionally, Exit and emergency lighting in the building common areas require repairs in all buildings. Hollybrook's Compliance Office has sent to all unit owners with deficient smoke detectors a letter requiring owners to correct the deficiencies. The letter indicated that owners need to make the repairs and that if desired Hollybrook would install a smoke detector in the Owners unit at a cost of \$45. Approximately 188 units have corrected the deficiency. There are a total of 308 units that require follow-up to confirm if the deficiency was corrected or if further action is required.

### CURRENT ACTIVITIES

On Monday March 27<sup>th</sup>, 2023, a meeting was held at the Hollybrook Administration Building with Pembroke Pine Commissioner Tom Good and Stephen Pizzillo the building





official for Pembroke Pines. At that meeting Mr. Pizzillo indicated that they would like to see Hollybrook start to get active on the 40 Year repairs. He acknowledged that Hollybrook submitted the visual inspection reports and he understood that we had a permit for some of the repair work. He was looking for us to submit closeout documents for any completed work but was unaware of the status of any work. He further indicated that since we submitted the visual inspections and that it appeared all buildings had some degree of repair, we could consider our Phase 1 Milestone submission requirements satisfied and we could move directly to the Phase 2 milestone inspection and develop a report along with repair plans and specification for the required repairs for the remainder of Hollybrook. A follow-up email was sent to Mr. Pizzillo the next day to request written confirmation that we satisfied the Phase 1 Milestone inspection requirements and that we were proceeding with Phase 2 Milestone work. We also requested a copy of anything the City had regarding the permit for Building 50 and 51. As of April 12<sup>th</sup> we have not heard from Mr. Pizzillo regarding our requests.

The committee also held a meeting with Mr. Jason Borden of O&S Engineering to discuss the Building 50 and 51 work. Jason was not aware of any plans being developed nor any permit being issued for that work. He indicated he was brought in after Bullgator was already under contract and that his role was to come and inspect when repairs revealed damaged concrete and reinforcing steel and to observe the repairs to enable him to certify that the repairs were structurally sound and acceptable. He also indicated that he submitted to Hollybrook complete plans for work at Buildings 9, 42 and 52 as well as a balcony at Unit 204 Building 31 which had been in disrepair for reportedly a few years. Jason sent a copy of the contract for this work which was signed by Kyle Hatakeyama on 8/30/22. The plans have recently received a preliminary review and appear to have some minor inconsistencies which were addressed with Jason in a meeting on 4/12/2023. Final corrections and submission of the documents are anticipated on 4/21/2023.

Hollybrook will be soliciting proposals from qualified construction contractors for performing the work, as designed, for Building 9, 42 and 52 as well as the balcony repair for unit 204 in Building 31. Bid documents include a requirement for the furnishing of performance and payment bonds and include terms that define payments based on monthly invoices representing work complete, there will be 10% payment retainage on each invoice, contractor insurance requirements, and detailed requirements regarding the scheduling of work, protection of areas in the vicinity of the work and other terms and condition generally included in construction projects of this nature. Contractors are required to provide verifiable references for similar types of projects and bids must be sealed on delivery to Hollybrook. Bids will be opened by a bid review committee and after reading the results, the bids will be turned over to the consulting engineer to review and tabulate bid results as well as confirm references. The engineer will provide a letter summary of the bids along with a

recommendation for an award to Hollybrook. Under the contract signed by Kyle Hatakeyama on 8/30/22 with O&S Engineering in addition to the design services already completed, the contract includes bid services at a fixed price of \$2,400 and additional assistance at hourly rate charges for, permitting assistance, construction inspection (special inspector services), review of contractor pay requests, project closeout and finalization of the building permit and finalizing the 40-year certification of the building(s). O&S is providing initial estimates for the hourly rate charges based on their opinion of the time construction will take and the rate of inspection services anticipated. Those budget estimates will be shared with the Board at the next board meeting.

The 40-year Committee also solicited proposals from 3 Engineering consulting firms to perform the Phase 2 Milestone inspection work for the remaining 57 buildings in Hollybrook. Once received, the committee will review the proposals and summarize the bids for comparison; afterwards will make a recommendation to the Board for consideration. This work will develop detailed plans for required repairs, prioritize the buildings in greatest need of repairs, estimate the repair costs on a per building basis and provide biddable plans and specification for the work. The results of the Phase 2 Milestone work will be used by Hollybrook to consider the budgetary implication of the required work and develop a long-term plan for the implementation of the project.

Reporting on the new Reserve study requirements is awaiting the results of the current Florida legislature session where significant changes to the current regulation are expected. Alex Ivanaskas is leading this effort and has been in communication with our Reserve Fund consultant.

#### **STATUS OF WORK COMPLETED OR IN PROGRESS**

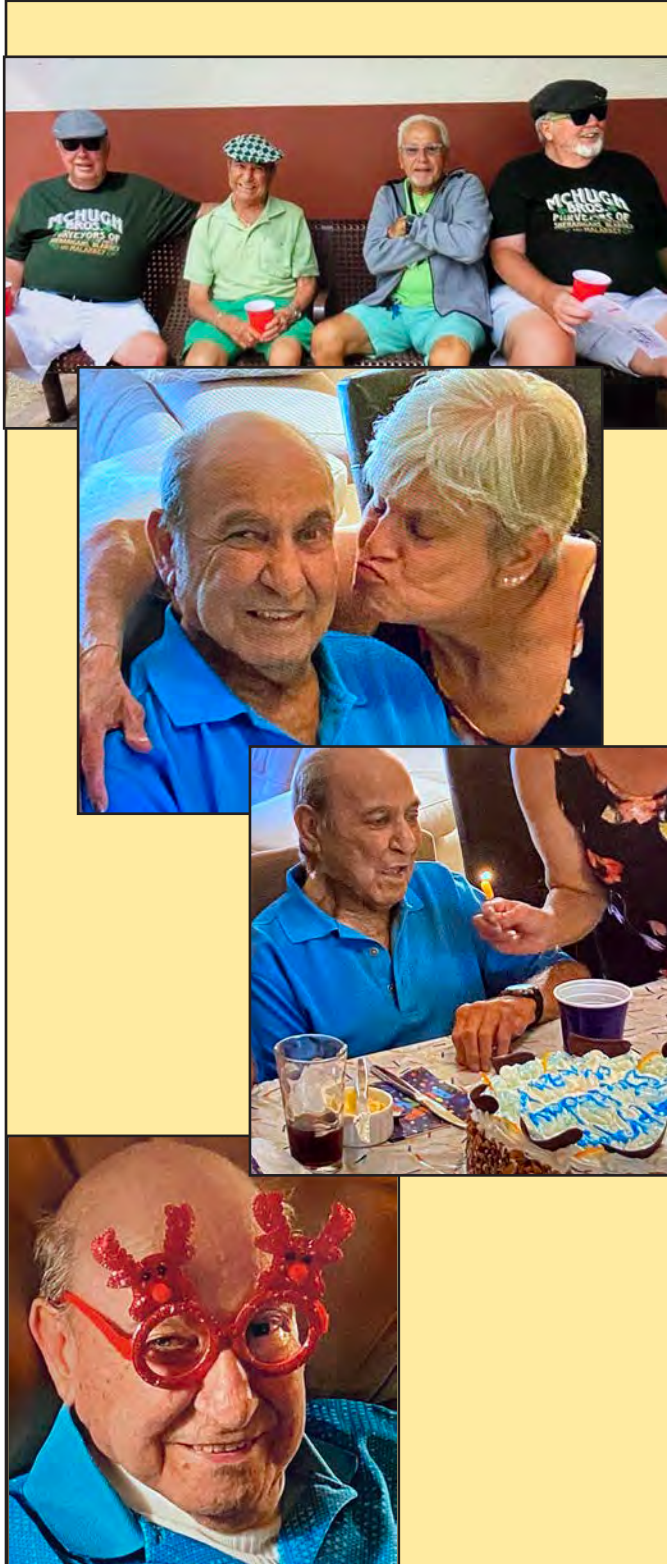
- Phase 1 Milestone Inspection work has verbally been accepted by the City. We will continue to pursue confirming that in writing from the City.
- Construction work on Buildings 50 and 51 has been completed for the purposes of the 40-year Recertification. Work is still required to confirm that a permit was issued and then close the permit out or develop an after the fact permit submission with the assistance of O&S Engineering (the inspector of the work) and complete the final requirements for recertification.
- Engineering plans and specifications have been prepared for Building 9, 42, 52 and the balcony repairs for Unit 204 Building 31. These plans are in the process of being finalized and solicitation of bids will be proceeding. It is anticipated that the bidding process will begin within the next 2 to 3 weeks.
- Engineering proposals for the completion of the Phase 2 Milestone Inspection work have been solicited.
- Hollybrook staff has been working to correct the deficiencies regarding in unit smoke detectors and illuminated exit signs on all catwalk floors. There were 496 smoke detector deficiencies identified and 188 have been corrected. Exit and Emergency signs are being corrected by Hollybrook staff and are 90% complete.

# In Memoriam

Remembering A Life

Frank Timpone

1930-2023



# In Memoriam

Remembering A Life

Dr. David Kaplansky

1925-2023



Dr. David Solomon Kaplansky, an original Hollybrook unit owner since 1976 and Past President of the Canadian Club, passed away April 22 in his home in Canada, surrounded by loved ones just two weeks before his 99<sup>th</sup> birthday.

“David was an exceptional man and loved his time spent in Hollybrook,” said Dawn Chevrier, a dedicated Hollybrook snowbird also of Canada.

Dr. Kaplansky was a WWII veteran, dentist until age 80, sculptor and lover of life. According to his published obituary, he was vibrant, curious, charming and a joyful patriarch of a loving family. He was predeceased by his wife Jeannette Starkman, his parents and a sister. The doctor and wife had two children, four grandchildren and four great grandchildren.

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# News

## Historic Rain Floods Course



Florida received historic rainfall during the week of April 9, 2023. Meteorologists stated that nearly 26 inches of rain fell in Fort Lauderdale over a period of just twelve hours. This unprecedented rainfall affected the greater South Florida area including Hollybrook.

As seen in photos above, Hollybrook's PGA course flooded, making it inaccessible to golfers for a short period of time. In spite of the force of nature, the golf course sustained predictable but limited damage. In fact, while South Florida coastal residents were still recovering from the rains, the golf course resumed normal operation on April 17.

"After a great season we are excited that the golf course came through in good shape. Now, we're going to make our golf course even better through summer," said Director of Golf Bill Friesing.

Since the storms, Hollybrook hosted three prestigious events - on April 25 the first ever Hollybrook hosted PGA event for the SFPGA section; on May 6 and May 7, the annual (Tineo/Abbey) Junior Gold Coast Tournament; and on May 12 and May 13 the Hurricane Junior Tour,

Regular maintenance has also resumed.

On May 30 and May 31 the Hollybrook golf course will be closed to undergo an aerification application. The process will repeat on October 10 and October 11. During aerification, though the PGA course will be closed, the Par 3 will remain open.

### Blue Book Information

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# News



## Shoppers Delight at ProShop

Hollybrook's ProShop is bustling more than ever but not only with golfers. The sales floor, brimming with golf merchandise, is tempting people into another sport - shopping.

Since winter, ProShop staff and Golf Director Bill Friesing added merchandising the sales floor to their long list of duties.

"Now after a great season, we are very proud to have a fully stocked ProShop," Bill said.

From boxes of golf balls for as little as \$20 per 15, to sets of high-end Cleveland Golf Clubs for \$999, the place has something for all golf needs and golfer wallets. Racks and shelves are packed with shirts, shorts and shoes that range from \$30 to \$70. Markups are low, considering that most \$70 shoes in the Hollybrook ProShop cost \$129 elsewhere.

Hollybrook's 50<sup>th</sup> Anniversary logo, designed for the community's golden birthday by resident Italo DeMeo, can be found on many of the products including towels, shirts, golf balls and tote bags. For some buyers, purchasing an anniversary item emblazoned with the Hollybrook logo is like owning a piece of history.

"We honestly have great deals here and if you can find a better price anywhere, we will match it," Bill said.

Also, brand new this year is an open space for an indoor, portable putting green made by Perfect Practice. Displayed on the floor near the ProShop's new snack area, the strip of green is on-the-ready for anyone to stroke a few putts. Putters are available on a stand nearby and the practice item can be purchased online.

Hungry and thirsty golfers are quenching themselves with newly established barbecued lunches on the ProShop's outdoor grill and grab 'n go sandwiches in the ProShop, all provided at reasonable cost by The Restaurant at Hollybrook. Tables for eating are located on the outside patio or in "the bunker" also known as The 19<sup>th</sup> Hole Lounge next to the restaurant.

Restaurant Manager Michael Fishman hopes to soon introduce an early morning, quick and easy breakfast buffet. Plans are still in the works, but the breakfasts may be available as early as 7 a.m. on most days (except Monday) and will likely include scrambled eggs, bacon, sausage, grits, pastries, yogurt, fresh fruit and more.

"We're aiming to serve both the early morning golfers and the early risers who live here," Michael said.

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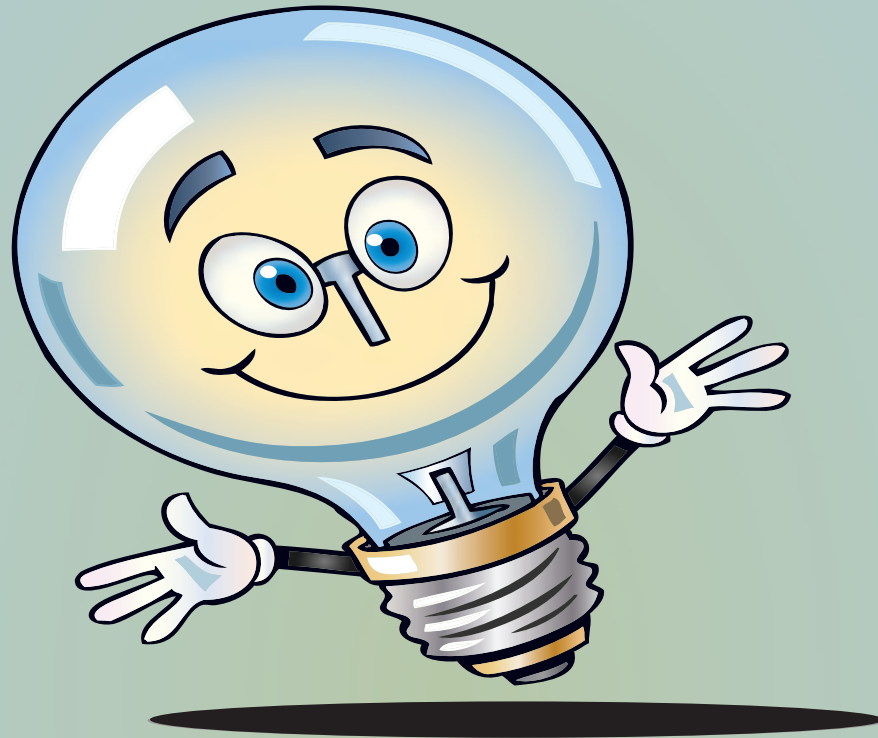
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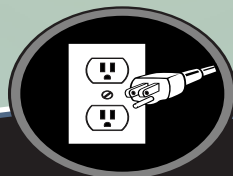
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# 2023 HURRICANE SEASON

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

## WHAT IS A HURRICANE?

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

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



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

## IN CASE OF A TORNADO

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

## HURRICANE WATCH VS WARNING?

**Hurricane Watch =**

*conditions possible within the next 48 hours*

**Hurricane Warning =**

*conditions expected within the next 36 hours*

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

## EVACUATION

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

## PREPARATION BEFORE THE STORM

1. Prepare at least a 2-week supply of non-perishable food
2. Make sure to have a full tank of gas in your vehicle
3. Eat as much of your perishables in your fridge and freezer in case of power failure
4. Turn refrigerator and freezer to cooler settings prior to storm in case of power failure
5. Make arrangements for your pets and prepare your medications (if applicable)
6. Keep on hand a first-aid kit, paper plates, cups, plastic utensils, non-electric can opener, utility knife, battery operated lantern, flashlight, radio, extra batteries, toilet paper, paper towels, garbage bags, hand sanitizer
7. Sterilize your bathtub with bleach and rinse well. Fill the tub with water for use as back up water for flushing the toilet.
8. Keep bottles or a case of water available
9. Remove all patio furniture
10. Place rolled up newspapers on interior window sills to absorb possible storm water.
11. Know where the main shut off valve is for your water supply as well as the main electric breaker, in case these need to be shut off
12. Stay away from all windows
13. First floor residents should prepare for potential flooding
14. Build an Emergency Kit - GO BAG in case of evacuation

## COUNTY SHELTERS THAT ALLOW PETS

Millennium Middle School - Tamarac - 954-989-3977  
Everglades Highschool, 17100 SW 48 Court, Miramar - 754-323-0500

Lyons Creek Middle School, 4333 Sol Press Blvd, Coconut Creek - 754-322-3700

## COUNTY WARNING

Broward County will use the Emergency Broadcast System to issue instructions over the TV and radio stations. THE HOLLYBROOK BUS DOES NOT PROVIDE TRANSPORTATION TO OUTSIDE SHELTERS.

**For quick reference pull out and hang on your refrigerator.**



# 2023 HURRICANE SEASON

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

## BUILDING AN EMERGENCY KIT

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

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

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



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

**SANITATION** - toilet paper, soap, toothbrush and toothpaste, feminine supplies, diapers, plastic garbage bags with ties, plastic bucket

with tight lid, chlorine bleach, supplies for pet waste

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

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

uments in a sealable plastic bag (eg. will, insurance policies, contracts, deeds, passports, social security cards, immunization records, bank account numbers, credit card account numbers and companies, family records (birth, marriage, death certificates)). Take short videos to catalogue valuables in your home, such as vehicles, computers, furniture and artwork for insurance purposes. Paper and pencil.

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

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

## Local Emergency Telephone Numbers

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



*For quick reference pull out and hang on your refrigerator.*



## CITY OF PEMBROKE PINES MINOR HOME REPAIR GRANT PROGRAM

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

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

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

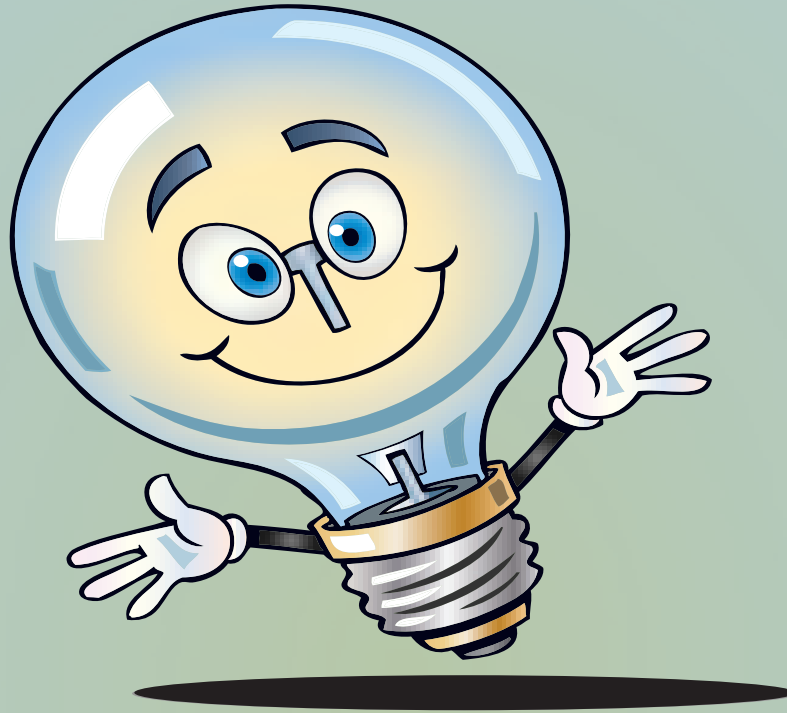
Installation of ramps and grab bars, renovation of bathrooms and other living spaces to provide greater mobility and accessibility for persons with disabilities are possible.

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

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

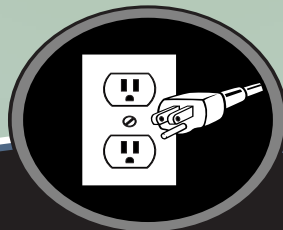


**Southwest Focal Point Community Center  
301 NW 103<sup>rd</sup> Avenue  
Pembroke Pines, FL 33026**



- Are you 60 years of age or older?
- Do you have a past-due balance or a “Final Notice”?
  - Are you on a fixed income?

If you answered **YES** to these questions, please call 954-450-6888 and inquire about our **EHEAP program.**



This project is supported under an agreement with the Florida Department of Elder Affairs and the Aging and Disability Center of Broward County, through funds provided by the Older Americans Act of 1965 as amended. Matching funds are provided locally by the City of Pembroke Pines.

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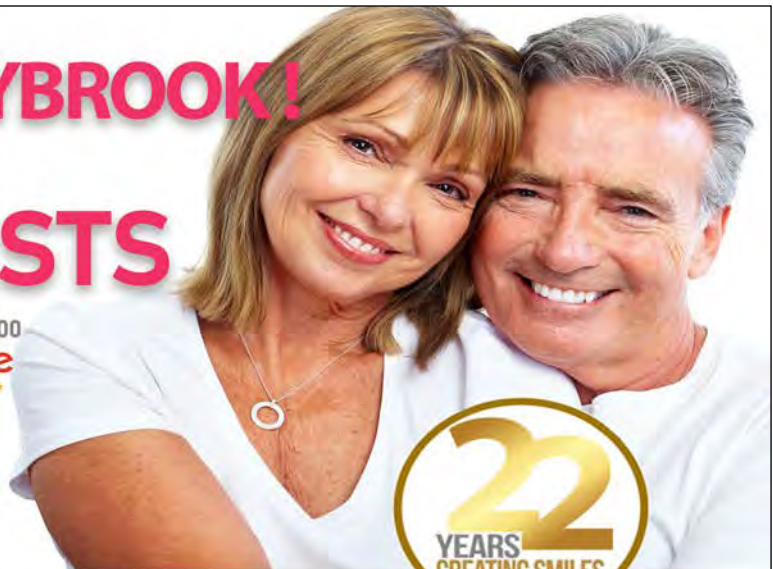
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# News

## Hollybrook Stairwells Get Makeovers



Hollybrook Grounds Manager Mike Donovan and crew are working on ways to beautify the foliage on the first-floor stairwells throughout the community.

Overbearing eureka palms are being removed and replaced with shorter, flowering shrubs such as Yesterday-Today-and-Tomorrow, also known as Brunfelsia.

Mike said the eureka palms had become overgrown, unmanageable and a haven for damaging bugs and rodents.

Brunfelsia and other colorful shrubs will be easier to manage and make the stairwell more appealing, he said.

The thinning of foliage will also improve accessibility to the bike storage area. The project began in Phase 6 and will continue into Phase 5.

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**www.hollybrook.net**

OFFICE: (954) 431-6600

EMAIL: LisaF@SignatureFlorida.com



# News



## Helen "Connie" Hoffman Reaches 100 Years

Thirty-four year Hollybrook resident Helen "Connie" Hoffman celebrated her 100<sup>th</sup> birthday with a series of celebrations loaded with love and laughter. Family, friends, even the President of the United States helped mark the auspicious and rare occasion.

Connie was born on April 6, 1923, in Portland, Maine, at a time when a pair of women's high heels cost \$1.29 and eggs were 13 cents per dozen. Nineteen years later she met and married Al Hoffman with whom she had three children with. The couple spent numerous winters in Florida before moving to Hollybrook permanently in 1989.

Connie's 100 years of living took nearly four weeks to celebrate. Friends and family treated her to dinners, parties, lunches and more parties.



"We say she is 100 going on 29," said her daughter Jane at one of several parties.

On April 15, Connie was honored at the Carl Shechter Southwest Focal Point Community Center in Pembroke Pines where she was heralded with a proclamation from the City of Pembroke Pines and bestowed a special congratulations birthday card from President Joe Biden.

According to Jane, her mother's words of wisdom at age 90, a decade ago, continue to ring true: "Be kind and considerate to each other always; keep busy, enjoy everyday (and) keep your sense of humor."

These days, she devotes her life to family and friends; playing golf, bridge, and mahjong with her girlfriends. Connie is a social butterfly and takes herself to happenings including shows at Century Village and high tea events.

### A new diabetes management treatment is now available and is covered by Medicare and most insurance providers

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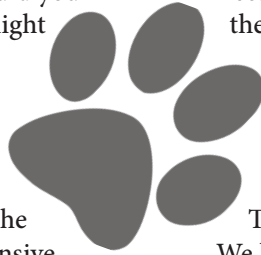


# Features

## Just One More Thing, PLEASE

First, dear Hollybrookers, here's a joke: Why should you worry if it is raining cats and dogs? Because you might step in a poodle!

Now, to a delicate but important issue - dog and cat poop. **Do not**, gentle reader, place your animal's poop in Hollybrook trash or recycling bins. Please. Our trash rooms are very small, and the smell of the poop is, well, you know. It is quite offensive. Place the poop in the dumpsters located on the outside of residential buildings around Hollybrook. Friendly suggestion? You may need to use two plastic bags for the job depending on the amount of pet poop and quality of the bag. Your neighbor's nose will appreciate you.



Because space allows this time, here's a reiteration about the necessity of putting certain items **either** in Hollybrook trash bins **or** dumpsters, **but not** in the recycling bins.

In the recent past, we were able to recycle glass, tin cans, batteries, and light bulbs. Not anymore. Those days are gone at least for the foreseeable future. We have no local recycler or otherwise business who will accept the items for recycling. It is a truly sad pill to swallow for our increasingly fragile environment, but we are stuck. Those items must be placed in the garbage to help keep Hollybrook clean and beautiful.

*By Lu Shifrin*

## South Florida Medical Center

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Area Agency on Aging  
of Broward County





# Your Health

## Five Reasons To Eat Five Fruits And Veggies Everyday

For optimal health and well-being, the American Food Guide suggests we eat a variety of fruits and vegetables everyday and aim for at least five servings to reap all benefits they offer. Here are the top five advantages to incorporating the always healthy foods into your daily diet:

1. They are jam packed with vitamins, minerals, fiber, and antioxidants that are important to maintain a healthy body.
2. They are linked to a lower risk of chronic diseases such as heart disease, stroke, and certain cancers.
3. They are low in calories and high in fiber which helps with maintaining a healthy weight. Eating one orange half an hour before dinner may help cut your appetite.
4. The fiber promotes good digestive health and can prevent constipation and other digestive problems.
5. Because of their abundant nutrients, they help boost the immune system. For example, vitamins C and D as well as the mineral Zinc can help ward off infections and illnesses.

*By Louise E. Vigneault, Health Educator, Certified Fitness Professional, Hollybrook Resident*

## Crossword Solution

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

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# Fun Stuff

## This n' That With Barbara S

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

**Discounts at Miami Seaquarium:** The Miami Seaquarium is giving 35% off to Florida residents for general admission tickets and dolphin interactions. The promotion will run from May 1 until June 9. You must provide proof of residency. This promotion is not valid on existing reservations. Miami Seaquarium is open from 10 - 5. You can call 305-361-5705.

**Discounts at Regal Cinemas:** If you are a Regal Crown Club member, you can enjoy movie tickets at a discounted price as well as 50% off popcorn. To become a Regal Crown Club member, be sure to visit their website at regmovies.com or visit the Regal location that you frequent.

**Free Concerts at Old School Square:** Get ready to groove to Elton's greatest hits with spot on vocals and fierce piano playing performed by Rus Anderson. The concert will be on June 10<sup>th</sup> and will begin at 7:30 p.m. Gates open at 6:30 p.m. Bring your own lawn chairs and blankets! Food trucks and beverages will be available. For more information, call 561-243-6209 or email ParksandRecreation@mydelraybeach.com.

**Free Family Fun Day:** Be whisked away on a literary adventure and discover Miami's own story at the HistoryMiami Museum! This Family Fun Day will be on June 10<sup>th</sup> between 10 a.m. - 4 p.m. For more information call 305-375-1492 or visit the website at historymiami.org.

**Free Computer Classes:** Free computer classes are being held at the Mary Collins Community Center on Monday through Thursday until July 2023. On Monday's and Wednesday's, the classes are held in Spanish while on Tuesday's and Thursday's they are held in English. Classes run from 9:00 a.m. to 11 a.m. or you can attend a later class that runs from 11:15 a.m. to 1:15p.m. For more information contact MDC Schools at 305-823-1330.

### **Hungry? Try These Yummy Eateries**

Dragon City Restaurant is a Chinese eatery located at 6706 Stirling Road in Hollywood. Try their al la carte menu, everything we had was

delicious! You can call them at 954-894-5019.

Lime Fresh Mexican Grill is a Mexican restaurant located at 601 SW 145<sup>th</sup> Terrace in the Pembroke Gardens Plaza. Their products are locally sourced and made in-house. Call 954-436-4700.

*By Barbara Sacksenberg*



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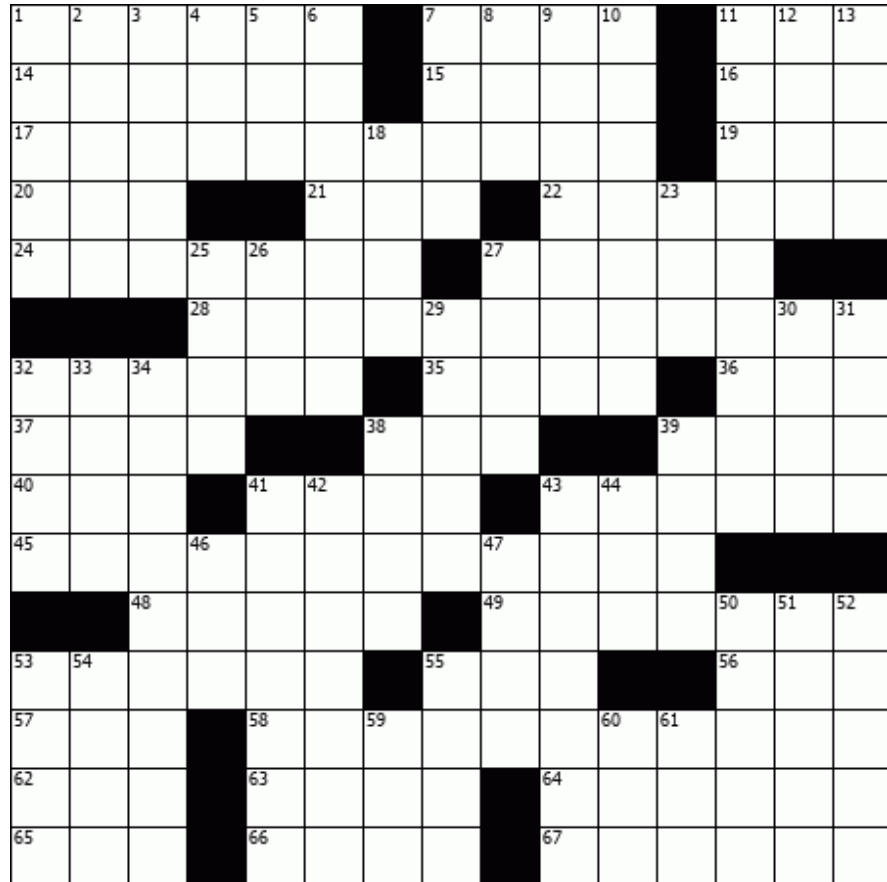


# Fun Stuff

## Crossword Puzzle

### Across

1. Jacuzzi user
7. Date with an M.D.
11. Bowl over
14. "Lawrence of Arabia" star
15. Foal's father
16. Presidential nickname
17. Fairground ride
19. Zilch
20. Pine relative
21. Yo-yo, for one
22. Slipped away from
24. Poor movie rating
27. Stradivari's teacher
28. Symbol of affluence
32. Stress
35. L.A. Dodgers' league
36. Glop
37. Strong string
38. Put on TV
39. Main part
40. Eden evictee
41. It means "height"
43. Christie sleuth
45. Web surfer's aid
48. Dust specks
49. Da Vinci subject
53. NYSE alternative
55. Forum greeting
56. Door buster
57. Gone by
58. Radio talk-show intro
62. Homer Simpson's neighbor
63. First name in jeans
64. Juliet's home
65. Oklahoma city
66. "Baseball Tonight" channel
67. Dress styles



### Down

- |                           |                                    |                          |
|---------------------------|------------------------------------|--------------------------|
| 1. Extremely successful   | 23. Western Indian                 | 43. Goddess of wisdom    |
| 2. Used one's dining room | 25. Lose fur                       | 44. Santa __ winds       |
| 3. Yankee skipper         | 26. Freight weight                 | 46. Reel holder          |
| 4. Opposite of vert.      | 27. A great distance               | 47. Was generous         |
| 5. New Haven student      | 29. Hamburger topping              | 50. Welles of filmdom    |
| 6. Go back to square one  | 30. Word before bridge or call     | 51. Pine Tree State      |
| 7. Pallid                 | 31. Oxen holder                    | 52. Fitness centers      |
| 8. Slapstick prop         | 32. High cards                     | 53. "Peter Pan" dog      |
| 9. Take precedence over   | 33. Sheltered bay                  | 54. Ripened              |
| 10. Spill the beans       | 34. Fountain order                 | 55. ". . . hear __ drop" |
| 11. Coming to an end      | 38. Trojan War participant         | 59. NBA award            |
| 12. "__ From Muskogee"    | 39. Writer Harte                   | 60. Voicemaster Blanc    |
| 13. Fuse metal            | 41. Fit for the stage              | 61. Mentalist Geller     |
| 18. Dog-eared             | 42. They're drawn on British banks |                          |

# Fun Stuff

## Fast Eddie's adventure

### *How a bichon gets to grub on people food*

Am I more human than canine and entitled to the protections of the Bill of Rights? Are Kenny and Sophia creatures just like me and simply the leaders of our family pack? Do we speak the same language, barking to make our wishes and desires known?

In other words, who is in charge here and must we agree on the answer to stay together?

For the moment, the difference of opinion on this existential question seems to have come down to dinner time. Or more specifically, must I really eat my dry food sprinkled with a delicious probiotic powder?

If I am equal in the eyes of our nation's founders, I should own a place at the family table and get to eat the much more delicious feasts of the day – salmon steak, grass fed hamburger, grilled Greek fish, rotisserie chicken and side vegetables like green beans, broccoli, and baby carrots. If you, my biped friends, were in my place which would you choose?

Exactly! I certainly would enjoy my meal completely human-centric - sans bagged dry nibbles and doggie probiotic.

For years, when Kenny and Sophia sat down at the table so did I. I was very polite until I realized that they would never share their scrumptious food with me until I finished my dog grub first. Finally, recently, I reached the limit of my torture and I decided to stand up for my rights! I barked at them in a voice so utterly plain that they understood my message perfectly.

Sophia told Kenny I was acting like Audrey.

"Whose Audrey?" I barked, curiosity aroused.

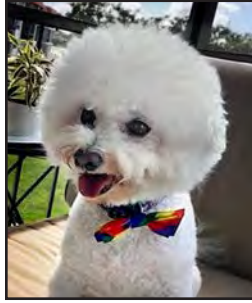
"Audrey's the plant in the film, Little Shop of Horrors. Her favorite line is, 'Seymour, feed me!'" Kenny explained.

"Who is Seymour," I barked intrigued.

"Seymour is the florist shop assistant. He named the plant after his girlfriend, Audrey, who wouldn't give him a tumble."

"That's sweet," I barked. "So, what does Seymour feed the plant?"

"Well," said Sophia, "that's the catch. Audrey only likes to



eat people."

"That's horrible," I whined and hid my face in my paws. "I would never do that. Furthermore, I'm practically a human. I keep you company so you don't feel lonely. I walk with you and protect you from all kinds of dangers like nesting black birds divebombing your heads. I alert you to strangers at the front door. I watch Hallmark with Sophia and K-pop with Kenny."

"Maybe so," Sophia replied. "But you are driving us nuts with your sitting with us until you get what you want and then not eating what is really important for you."

While I was thinking about that, Kenny came up with a proposal, a compromise.

"How about this, Eddie," he said, "you eat your own food first and then you can sit with us and we will share."

Kneeling at their feet, I pondered a bit; considering my constitutional rights and all of that.

Then I remembered, compromise is the American way, isn't it?

So, in the spirit of goodwill I trotted over to my own food and wolfed it down as an appetizer then returned to my welcome spot at the dinner table.

Kenny had a plate of grilled octopus waiting for me and Sophia graciously fed me one yummy piece after another. I didn't bark. I didn't whine. I was too drunk with pleasure.

In that moment, I answered my own question with an epiphany: I am a dog-human and my life is great.

That night, Kenny found the Little Shop of Horrors on Prime Video and we watched it together. Man, that Audrey plant was bad! When I drifted to sleep, images of Audrey became nightmares so I curled up against Sophia and Kenny patted my head.

*By Ken Schlossberg*



# Sports

## First Tee at Broward



Hollybrook golfers have returned in earnest to a decades old donation program called First Tee that helps the youngest golfers.

The nonprofit youth development organization, founded in 1997, integrates golf with life skills curriculum. According to the First Tee website, they create learning experiences that build inner strength, self-confidence, and resilience that kids can carry into everything that they do.

As reported in a 2017 issue of the Voice of Hollybrook, more than 300 bags of clubs had been donated by Hollybrook golfers at that time. Since then, dozens of more were provided to First Tee but donations slowed to a stop during the COVID-19 pandemic.

Recently, Hollybrook Golf Director Bill Friesing and First Tee Director Bud Mansor met at the ProShop to relaunch the program. A barrel, located in the Golf Pro Shop, welcomes golfers to drop off used clubs.

First Tee started as a partnership between the USGA, PGA Tour, PGA of America, Masters Tournament, and the LPGA to help make golf an available sport for all kids. Children gain access to a safe and fun environment to learn important life skills through sport. The program also brings lessons off the course and into physical education classes and after school programs nationwide.

In Broward County, First Tee partners with youth services agencies such as Joe DiMaggio Children's Hospital, H.A.N.D.Y. and the YMCA to help thousands of children learn about the game of golf.

"After several quiet years, we've joined in to help again," Bill said. "Please bring any old clubs you would like to donate to help our local kids."



## Round Robin Pickleball Tournament



Judy Thomas

On Friday, April 28, 2023, Summer Pickleball Chair Judy Thomas sponsored the first 2023 Hollybrook Intermediate Round Robin Pickleball Tournament for year-round residents. The tournament was filled to capacity with 16 male and female players from Hollybrook and C.B. Smith Park.

The event was an enjoyable and epic evening of round robin competitive matches. "Every player was up for the challenge," Judy said.

After announcing the three winners, everyone gathered on the Hollybrook golf patio for pizza, drinks and great camaraderie. Trophies will be ordered for first, second, and third place. Mark your calendars for June 23, same time, same place. Pickleball creates an amazing opportunity to make new friends, develop new skills and create lifetime memories. See you on the pickleball courts!



Photo by: Lisa LaJoie

**Round Robin Pickleball Tournament**  
**June 23, 2023**  
**4:30PM - 8:00PM**  
**This Intermediate Round Robin Tournament is the Ultimate Pickleball Throwdown!**  
**Pizza Party after the tournament!**  
 Pickleball Tournament - \$10 per person  
 Guests \$5 per person to attend ONLY the pizza party.  
 Bring Your Own Drinks!  
 HOLLYBROOK GOLF & TENNIS CLUB  
 For questions, please email Judy Thomas at [jthomaswho@aol.com](mailto:jthomaswho@aol.com)



# Sports

## (Tineo/Abbey) Gold Coast Junior Golf Tournament



Camilo Bustos Lega



Liam Lu



Harmony Hao



Alexander Heuberger



Alfonso Goyoneche



Ethan Lee



Jaden Bradford



Elisa Hernandez



Ryan Bombulie



Madelyn Dickerson



Hannah Hao



Pedro Restrepo



Tanner Stanley



Eva Cortes



Megan Bermejo



Kristian Eakins

**NEED TO TALK?  
WE'RE HERE FOR YOU.**



One on one, couples, and group counseling is available to individuals 60 years of age and above **AT NO CHARGE.** We're here to help. Please call the Social Services Department to schedule an appointment

**954-450-6888**

The Carl Shechter Southwest Focal Point Community Center  
103 NW 103<sup>rd</sup> Avenue, Pembroke Pines, FL 33026



# Sports

## (Tineo/Abbey) Gold Coast Junior Golf Tournament

Shanique Smith



Keira Ly



Cindi Cooper



John Fanning



Mason Sterner

### President's Message

On a recent weekend, Hollybrook again hosted the Gold Coast Junior Golf Foundation. This was the fifteenth year that these talented young people have come to the Hollybrook Golf Course to display their abilities. I had the pleasure to speak with Wayne McKinney, President and Founder of the foundation, and Alan Sternberg, Vice President. They gave me some background as to how Hollybrook began this relationship with Gold Coast. Our owners, Jimmy Tineo and Pete Abbey, were the driving force to allow Gold Coast to play here at Hollybrook. Thus came the name, "Tineo/Abbey Junior Golf Tournament". I was impressed by the polite attitudes of these young people, as well as their golf talents. It truly hurt my back watching their follow-throughs on their golf swings. Bill Friesing, PGA Golf Operations Manager, was lucky enough to present the awards to the winners in each of the divisions. We look forward to having these fine young people back on our golf course. We wish them all of the luck in the world as they move forward in their golf careers.

*By Michael Eaton*

### Driving with Dennis

Hollybrook Resident  
Your Neighbor

Anytime  
Anywhere  
Call Dennis



954-517-0106  
or  
860-202-5315

## BUILDERS SHUTTER SUPPLY

1451 SW 12th Avenue • Pompano Beach

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New Installation, Service & Screen Repair  
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CC# 01-10091-AE-X

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We offer Ultrasound, Massage, Balance & Vestibular Therapy

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**Exclusive 1 on 1, In the Comfort of your Home**

Protective Equipment Protocols

**THERAPY IN YOUR HOME**

Licensed Medicare Provider FL8318

Brian Cairts @ 954-328-1505 | bcairts@bellsouth.net



## Classifieds

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

**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.

**CERTIFIED NURSING ASSISTANT** - Fully vaccinated; 30 years experienced. Could live in, live out, or work hourly. Phone # 954-665-5567

**FOR RENT SEASONAL** - Two (2) bedrm, two (2) bath in Building 12 - Apt. 304. Spectacular lake and golf course view. \$2,500 includes electric, water, garbage, internet and cable. For more information, please call Ali at 305-281-0293.

**CONDO FOR SALE** - Bulding #17, Apt. #308. 2 Bedrooms, 2 Baths, completely Remodeled. Washer and Dryer and furniture included. Golf view of Hole 16 (Par 5) on beautiful PGA Course. \$275,000. CALL 954-534-5070

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

**FOR RENT SEASONAL OR YEARLY** - Two (2) bedrm, two (2) bath Building-12 - Apt. 203. Gorgeous lake and golf course view. \$2500 includes electric, water, garbage, internet and cable. For yearly rental, price negotiable. More information? Call Ali at 305-281-0293.

**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

### **Having Trouble with Hollybrook Washers or Dryers?**

## **PLEASE**

**1. Place the "out of order" sign visibly on the machine.**  
(Sign is on the side of the washing machine in each laundry room)

**2. Call Maintenance at  
954-433-1700**

**The sign will be removed from the machine as soon as the technician repairs it. The tech will return the sign, blankside up, to the side of the machine.**

## **Family Care Nurse Registry, Inc.** *We provide Home Care Services:*

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

FREE ESTIMATES

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

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



**PATSY**

6326 Pembroke Rd., Unit West B  
Hollywood, FL 33023

Tel. (954) 965-7244 • (305) 625-7373  
Fax (954) 322-0355





## Voice of Hollybrook

### SEE OUR NEW AD SIZES AND NEW ADVERTISING RATES AS FOLLOWS

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

\$240  
**STANDARD AD**  
 BLACK / WHITE  
 7.5 x 10 in.

\$300  
**STANDARD AD**  
 FULL COLOR  
 7.5 x 10 in.

B/W \$260  
 F/COLOR \$350  
**BLEED AD**  
 BLACK/WHITE  
 8.75 x 11.25 in.

B/W \$110  
 F/COLOR \$180  
**3 COLUMN AD**  
 BLACK/WHITE  
 4.5 x 10 in.

B/W \$75  
 F/COLOR \$110  
**1 COLUMN AD**  
 BLACK/WHITE  
 2.5 x 10 in.

**0.5 PAGE AD**  
 5 x 7.5 in.  
 BLACK / WHITE \$120  
 FULL COLOR \$175

**1.25 P. AD**  
 B/W \$60  
 F/COLOR \$90  
 3.5 x 5 in.

**0.5 COLUMN AD**  
 2.50w x 5h in.  
 B/W \$60  
 F/COLOR \$90

**STRIP AD**  
 FULL COLOR \$100      BLACK/WHITE \$60  
 1.25 x 7.5

NOTE: Full color ads must be 300 resolution  
 Black and white ads must be gray-scale

# 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 1 p.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 \_\_\_\_\_





## Your well-being is our priority

Our medical centers offer high-quality primary care for seniors, plus specialized care management programs in one convenient location. Our team of highly experienced physicians, along with our caring, multilingual staff, is dedicated to giving the personalized care you **deserve**.

## Community Medical Group Services:

- |  |   |
|--|---|
|  Designated Patient Care Advocate                                       |  Dermatology          |
|  In-house laboratory  |  Podiatry             |
|  Disease Management   |  Nutritionist         |
|  Orthopedics/PRP  |  Radiology            |
|  Cardiology   |  Transportation       |
|  Home visits*<br><small>*Patient must qualify for this service*</small> |  Telehealth on Demand |

## Learn more today!

Please call us Monday through Friday from 8:00am to 5:00 pm at:

For more information visit us online at:

### Visit any of our newest Broward locations:

 Lauderdale Lakes  
Margate  
Pembroke Pines

HOLLYBROOK PRESENTS

**4th of July BBQ Party**

**CACHET BAND**

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

The poster features a vibrant background of fireworks and an American flag. At the top, the text 'HOLLYBROOK PRESENTS' is written in white on a red banner. Below this, the event title '4th of July BBQ Party' is displayed in large, stylized, red and white lettering. A cartoon Uncle Sam character is positioned in the upper right corner. In the center, a group of six people, the Cachet Band, is shown in formal attire. Another Uncle Sam character is in the lower left corner. At the bottom, the band's name 'CACHET BAND' is written in bold black letters. The final section contains ticket information: 'TICKETS AVAILABLE IN THE ADMINISTRATION BLDG' and 'CALL CONNIE MASON 954-648-0115' in bold white letters on a red background.