

Subject: Minutes of Condo IV Board of Directors- January 10, 2006

The meeting was called to order at 10:00 A.M. by our President, Phyllis Pucci. Ida Murray took the role. All members were present except Gloria Haister who was excused.

Ida Murray read the minutes of the Annual Unit Owners' meeting of December 20, 2005. They were accepted as read and corrected by Phil Locke and Julio D'Gabriel.

Phyllis Pucci nominated Dena Wolfisch for Secretary of the Condo Board. She was unanimously elected.

Phyllis gave the treasurer's report in the absence of Gloria Haister. The report was accepted.

Gert Feltman reported on the Rec Board meetings.

Julio D'Gabriel reported on the MAC meeting. Frank Parella, former fire chief and new Assistant City Manager will come to our condo to discuss hurricane awareness. We should supply 3 dates. Hurricane Wilma also showed us how bad insurance coverage is in Florida.

Tikki huts need repair and one is on the ground; however, the Indians who do the work are very busy. Some trees that were replanted are taking while others are not. Direct TV will fix the dish downed by the hurricane.

A discussion in regard to replace the damaged awnings took place. Dena Wolfisch moved that we do not replace the awnings. This was seconded by Phil Locke and passed unanimously.

An insurance appraisal is need for our buildings. Dena Wolfisch will look into this with the aid of Joan Nordholz. We will also study our insurance coverage.

One box of trash bags will be given to residents each year. Notices will be put up stating no large trash bags should be in the chute.

A new telephone directory will be distributed to residents.

Meeting was adjourned at 10:30 A.M.

Respectfully submitted,

Dena Wolfisch

Subject: Minutes of the Holiday Springs Condo IV Board of Directors Meeting  
February 10, 2006

Phyllis Pucci called the meeting to order at 10:00 A.M. All members were present.

Dena Wolfisch read the minutes from the January 10, 2006 meeting. The minutes were accepted as read.

Gloria Haister gave the treasurer's report. She noted that the resurfacing has been done to the pool. The report was accepted.

Gert Feltman reported on the Recreation Board meeting.

Julio D'Gabriel reported on the creation of an art gallery in the old sewing room.

Phyllis Pucci reported that the Tiki Hut would cost \$10,000 to repair. Julio D'Gabriel made a motion to remove the damaged Tiki Hut. This motion passed.

Dena Wolfisch reported on an appraisal bid from J.R. Frazer. We will get another Bid for consideration.

Phyllis Pucci stated that an emergency information survey will be distributed. Each unit owner should make sure that a key is available for use in case of an emergency.

To report an elevator that is not working properly, call Mowrey service at 1-800-526-6115.

Phyllis Pucci reported that a new maintenance contract for the laundry equipment will take place.

The street sign at the entrance of the condo will be repaired at a cost of \$652.00.

The meeting adjourned at 11:00 A.M.

Respectfully submitted,

Dena Wolfisch  
Secretary



Minutes of the Holiday Springs Condo IV Board of Directors Meeting  
March 14, 2006

Phil Locke called the meeting to order at 10:00 A.M. Phyllis Puccci and Julio D'Gabriel were excused.

Dena Wolfisch read the minutes from the February meeting. The minutes were accepted as read.

Phil Locke stated that the sign at the street would only cost \$325.00 as we shared the cost with the other condo.

Gloria Haister gave the treasurer's report. It was accepted as submitted.

Gert Feltman gave the Recreation board meeting report.

The tiki hut has been removed. Milt Hesslein will purchase pots to fill in the holes left by the removal of the poles. Gloria Haister will plant flowers in these pots.

Mr. Frazier appraised the buildings in March. We will have more on his report later.

Important: On April 13, 2006, spraying on the inside of the condos will take place. The people who are spraying will begin on the 4th floor starting at 8:30 A.M. Please reserve this date. More information will be posted on the bulletin boards.

A reminder: Contractors should remove debris. They should not put debris in the garbage chutes.

The meeting adjourned at 10:20 A.M.

Respectfully submitted,

Dena Wolfisch  
Secretary

Minutes of the Holiday Springs Condo IV Board of Directors Meeting  
April 11, 2006

Phyllis Pucci called the meeting to order at 10:00 A.M. Gloria Haister was excused and all other members were present.

Dena Wolfisch read the minutes of the March meeting. The minutes were accepted as read.

Dena Wolfisch gave the Treasurer's report in the absence of Gloria Haister. It was accepted as read.

Gert Feltman gave the Recreation Board report. She noted that Ceramic Class is now available and that the Art Gallery for Holiday Springs will open in May.

Phyllis Pucci reported on the recent appraisal of the buildings. The buildings are in good shape and the roof is excellent. The buildings are appraised at \$6,981,000. Campbell management is looking into insurance premiums.

**IMPORTANT: Phyllis informed us that we have a critical situation about assessments and reserves. We must have input from unit owners during the May meeting so that budget issues can be resolved before the June meeting. We will be facing assessments and increases in reserves due to rising insurance costs. Attendance at the May meeting is critical to the protection of our condos.**

Doors on the restrooms in the pool area will be replaced. Cost will be shared with Condo VI.

Important: A Hurricane preparation meeting will be held on April 26, 2006 in the Clubhouse at 1:30 P.M.

Meeting was adjourned at 10:50 A.M.

Respectfully submitted,

Dena Wolfisch  
Secretary

Minutes of the Holiday Springs Condo IV Board of Directors Meeting  
May 9, 2006

Phyllis Pucci called the meeting to order at 10:00 A.M. All the Board members were present.

Dena Wolfisch read the minutes from the April meeting. The minutes were accepted as read.

Gloria Haister gave the Treasurer's report. It was accepted as read.

Gert Feltman gave the Recreation Board meeting report.

Julio D'Gabriel gave the MAC Board meeting.

A motion was passed in regard to the June meeting. The June meeting will be a unit owner's meeting instead of a Board of Directors meeting. This will be a very important meeting.

The meeting was adjourned at 10:30 A.M.

Mario Gonzales, our insurance agent, reported on the rising costs of insurance for our condo. These costs will be reflected in the upcoming budget to be presented to owners at the June meeting.

Mr. Bross reported that the City of Margate will be increasing some costs. These costs will also be included in our budget.

Respectfully submitted,

Dena Wolfisch  
Secretary

Minutes of the Unit Owners Meeting of Holiday Springs Condo IV June 13, 2006

Phyllis Pucci opened the meeting at 10:00 A.M. All Board members were present except for Gert Feltman who was excused.

A brief discussion on the budget was held.

Dena Wolfisch read the minutes of the May meeting. The minutes were accepted as read.

Gloria Haister read the Treasurer's Report. It was accepted as read.

Julio D'Gabriel made a motion that the Board accept the 2006-2007 budget. The motion passed.

Phyllis Pucci then asked for a vote regarding the reserve fund. Unit owners approved the reserve fund by a vote of 53 for and 3 against. **The motion adds the reserves to our monthly maintenance fee. Therefore, the monthly payment beginning August 1, 2006 will be:**

One Bedroom- \$242.00 monthly maintenance  
                    9.00 reserve fund  
                    **\$251.00 Begins August 1, 2006**

Two Bedroom- \$302.00 monthly maintenance  
                    11.00 reserve fund  
                    **\$313.00 Begins August 1, 2006**

Thanks to Gloria Haister and Milt Hesslein for the landscape work they do on the pool area.

The meeting was adjourned at 10:30 A.M.

Respectfully submitted,



Dena Wolfisch  
Secretary

Minutes of the Holiday Springs Condo IV Board of Directors Meeting  
September 12, 2006

Phyllis Pucci called the meeting to order at 10:00 A.M. All members were present.

Dena Wolfisch read the minutes of the June Unit Owners meeting. The minutes were accepted as read.

Gloria Haister gave the treasurer's report. It was accepted as submitted.

Gert Feltman gave the report on the Recreation Board Meeting. According to the Recreation Board, no floats will be allowed in the pool.

A new gate will be installed at the pool.

The board approved paving repairs for the driveway. Condo 6 will share the expenses of this repair.

Julio D'Gabriel announced that the Gallery for Holiday Springs will officially open on Sunday, October 15 from 6-9 P. M. Please come to celebrate this opening.

The Board approved installing a sculpture by the pool. Milt Hesslein will construct and install the sculpture.

The meeting adjourned at 11:00 P.M.

Respectfully,

A handwritten signature in cursive script that reads "Dena Wolfisch".

Dena Wolfisch  
Secretary

Minutes of the Holiday Springs Condo IV Board of Directors Meeting  
October 10, 2006

Phyllis Pucci called the meeting to order at 10:00 A.M. All members were present.

Dena Wolfisch read the minutes of the September meeting. The minutes were accepted as read.

Gloria Haister gave the treasurer's report. It was accepted as submitted.

Gert Feltman gave the report on the Recreation Board Meeting. The men's sauna has been repaired.

Julio D'Gabriel gave the report from the MAC board. He stated that a presentation was given on the Bond issue for roads in Margate.

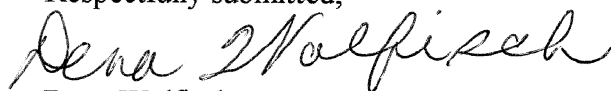
Phyllis Pucci announced that elections for the Condo IV Board will be held in December. There will be openings. Board applications will be available in the office at the clubhouse.

Milt Hesslein has completed the installation of the sculpture at the pool. Milt generously donated the sculpture. Thanks!

The meeting was adjourned at 10:30 A.M.

A brief discussion of the Bond Issue for the City of Margate roads followed the meeting. The Board of Condo IV recommends that you vote in favor of the Bond Issue.

Respectfully submitted,

A handwritten signature in cursive script, reading "Dena Wolfisch".

Dena Wolfisch  
Secretary

Minutes of the Holiday Springs Condo IV Board of Directors Meeting  
November 14, 2006

Phyllis Pucci called the meeting to order at 10:00 A.M. All members were present except for Gloria Heister who was excused.

Dena Wolfisch read the minutes of the October meeting. The minutes were accepted as read.

Joan Nordholz gave the treasurer's report in Gloria's absence. It was accepted as read. .

Gert Feltman gave the report on the Recreation Board Meeting. Domino tables have been placed in the card room.

Julio D'Gabriel gave the report from the MAC board.

**IMPORTANT: Phyllis Pucci announced that elections for the Condo IV Board of Directors will be held at the December Unit Owners Meeting. We must have a majority vote in order to elect the members of the Board. Please attend this very important meeting.**

Phyllis Pucci announced that the Bonds for Roads in Margate issue had passed.

Phyllis Pucci presented information on placing carp fish in the canal to deter the growth of vegetation in the canal. Julio D'Gabriel made a motion that the Board accept stocking the canal with the carp. The Board approved the motion.

Phyllis Pucci reported that she had written a letter to Bill Campbell of Campbell Management addressing our concerns over neglect of cleaning and landscaping services to Condo IV. Campbell Management replied that they will remedy the situation.

Phyllis proposed that we have a Landscaping Committee. Joan Nordholz will head up the committee.

The ramps on Building 25 and Building 26 will be repaired at a cost of \$600.00.

The meeting was adjourned at 10: 45 A.M.

Respectfully submitted,



Dena Wolfisch

Minutes of the Holiday Springs Condo IV Board of Director's Meeting  
December 12, 2006

Phyllis Pucci called the meeting to order at 10:00 A.M. All members were present.

Officers of the board were elected: Phyllis Pucci will serve as President, Phil Locke as Vice-President, Joan Nordholz as Treasurer, Dena Wolfisch as Secretary. Lily Edwards joins the board as a new member.

Phyllis Pucci read a letter regarding Condo IV events of 2006. A copy of the letter is attached.

Joan Nordholz read the treasurer's report and it was accepted as read.

Dena Wolfisch read the minutes of the November meeting and they were accepted as read.

Julio D'Gabriel gave the MAC board report. He stated that Jeremy Ring, State Senator, has opened an office in the Margate City Hall.

Gert Feltman gave the Recreation Board report.

Joan Nordholz reported that the landscaping of the flower beds will be done on Saturday December 16, 2006.

The meeting adjourned at 10:30 A.M.

Respectfully submitted,

Dena Wolfisch



December 12, 2006

Dear Neighbor;

Can you believe that another year is almost over? For Condo 4 this meeting starts our New Year. I thought this would be a good time to review some of what last year's condo business was all about, so I'll give you my take on it all.

Some of the best news was "NO NEW HURRICANES", but we did have some left over clean up from "Wilma". To provide the money for this task I talked to Kelly, our accountant, to see where we could find \$5,831.96. Since we had just been hit with an assessment for the Recreation board, I felt that our best interest would be served by not having another assessment. So, with Kelly's input, we took the money from our reserve fund. Hopefully, you will agree with my decision. If you do, we won't need an assessment to replace the money.

This year I wrote to Bill Campbell at Campbell Management. During the summer there seemed to be a problem having our buildings cleaned on schedule. When that part of our agreement hadn't been kept up I felt it necessary to tell them of our concern. Since then we have discussed the issue with management and our buildings are back on schedule.

We had planned to have the main driveway paved this year. Fortunately, David Harris patched some of the really bad holes that became worrisome and so we will wait as long as feasible before we take on that expense.

Last month we appointed a landscaping committee. It is important that we keep our gardens looking nice so this week we will be planting some new flowering plants for the winter months and replace those plants in the summer.

One problem we couldn't ignore was that some of the ramps at both buildings were breaking up. Recently they were repaired by All Seal Co. All Seal did our walkways originally.

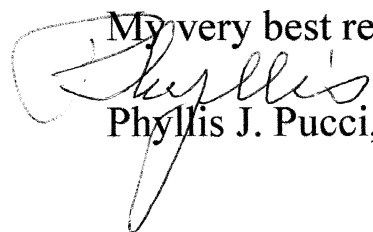
Our Canal (also referred to as a ditch) seems to be such an important part of our life here at Condo 4. I know that every morning I look at this little waterway and admire the fact that we have it to reflect upon. Some times in the dry season it gets really messy. So, two years ago Milt Hesslein and Joan Nordholz went to City Hall to complain and actually spoke to the Mayor. Since the canal is under control of the Carolina Club the city agreed to speak to them and did help get it sprayed and cleaned up. Several years ago Art Bross acquired some grass eating carp for us; they actually do eat some of the algae at the bottom of the canal. Now those carp have gotten old, fat and LAZY; also they don't reproduce. Over the past several years I have called the County Extension Service. Recently I spoke to them about our Canal problem. They suggested I contact a company that would help get new carp, young and hungry! So they have been ordered. It is all connected to the US Department of Agriculture. As you know Government works a little slowly. Eventually we will have young carp in the Canal.

Last month Advanced Roofing inspected our roofs as per our agreement and all is well on the roofing scene.

There is a lot more I could add to this but I will not bore you too much. If you have any questions you think I can answer please let me know.

Everyone have a wonderful Holiday and don't forget we will be here on the second Tuesday of 2007 and look forward to seeing you then.

My very best regards,

  
Phyllis J. Pucci, President