

Minutes of the Holiday Springs Condo IV Board of Director's Meeting  
January 9, 2007

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

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

Joan Nordholz read the Treasurer's report. It was accepted as read.

The MAC board sent coupons to all residents from the Coral Springs Ale House. The Mac Board had a report from a Human Relations person stating that Reverse Mortgage scams are taking place. Beware of phone calls relating to reverse mortgages.

Gert Feltman gave the Recreation Board report. She stated that State Senator Jeremy Ring will come to the Holiday Springs Clubhouse on March 6, 2007 at 2 P.M. to meet with the residents of Holiday Springs. Please attend this meeting. Gert also reported that line dancing lessons are held on Monday night at 7 P.M. at the clubhouse.

Phyllis Pucci reported that Julio D'Gabriel has resigned from the Board of Directors of Condo IV. She accepted his letter of resignation.

Phyllis Pucci asked Lily Edwards to serve as Social Director. Lily will check with the Recreation Board to see if we could hold monthly meetings in the kitchen area.

Phyllis thanked the Landscaping Committee headed by Joan Nordholz and committee members Gert Feltman, Dena Wolfisch, Denny and Helen Augustus for the landscaping of the flower beds. The beds are very colorful.

The meeting adjourned at 10:30 A.M.

After the meeting discussion was held regarding the get together on February 11, 2007 at the satellite pool at 2 P.M. This get together is for Buildings 25, 26, 27, and 28. Alan Friedman is in charge of this gathering and has donated the refreshments for the gathering. Thanks to Alan for organizing the event. Please attend and "meet and greet" your fellow residents.

Respectfully submitted,

Dena Wolfisch

Minutes of the Holiday Springs Condo IV Board of Director's Meeting  
February 13, 2007

Phyllis Pucci called the meeting to order at 10:00 A.M. All members were present. Phyllis Pucci introduced our new Board Member, Denny Augustus.

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

Joan Nordholz read the Treasurer's report. It was accepted as read.

Gert Feltman gave the Recreation Board report. She stated that a new roof will be put on the card room sometime in the future. Gert also reported that line dancing lessons are held on Monday night at 7 P.M. The AARP driving course will be held in March.

Thanks to the Recreation Board for loaning chairs for our get together on February 11, 2007.

Norman Wolfisch gave a report on the MAC meeting. He stated that a speaker will be coming to our clubhouse on April 16, 2007 to talk about reverse mortgages, and how to protect yourself from identity theft. Jeremy Ring, State Senator, will attend the next MAC meeting on March 1, 2007.

Phyllis thanked Joan Nordholz and Dena Wolfisch for their continued work on landscaping.

Phyllis reported that the carp have been put into the canal. The canal has also been sprayed to control the vegetation.

Phyllis thanked Alan Friedman for organizing the Meet and Greet party in February. Phyllis also thanked Lily Edwards for her help in setting up the Meet and Greet party and thanked Gert and her for getting tables and chairs for the party.

Thanks to Lily Edwards for requesting the kitchen for our monthly Board meetings.

The meeting adjourned at 10:30 A.M.

After the meeting, questions were directed to Art Bross of Campbell Management. The Board meeting was held in the kitchen and everyone enjoyed the coffee and donuts served at the meeting. Please join us at the next meeting for coffee and donuts.

Respectfully submitted,



Dena Wolfisch



Minutes of the Holiday Springs Condo IV Board of Director's Meeting  
April 11, 2007

Phyllis Pucci called the meeting to order at 10:00 A.M. All members were present. She stated that the March meeting had been cancelled due to many board members having a conflict in their schedules.

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

Joan Nordholz read the Treasurer's report. It was accepted as read.

Norman Wolfisch gave a report on the MAC meeting. He stated that a speaker will be coming to our clubhouse on April 16, 2007 to talk about reverse mortgages, and how to protect yourself from identity theft.

A discussion was held regarding an elevator repair. We got a bill for \$136.00 for what the elevator company calls a nuisance call. It seems there was something thrown in the track of the elevator. **IF YOU WISH TO REPORT AN ELEVATOR PROBLEM, PLEASE CALL THE OFFICE. DO NOT CALL YOUR BUILDING CAPTAIN TO TAKE CARE OF THE PROBLEM. THE CAMPBELL MANAGEMENT OFFICE IS THE ONLY ONE THAT SHOULD NOTIFY THE ELEVATOR COMPANY. IF IT IS AFTER HOURS, CALL THE EMERGENCY NUMBER.**

The elevator in Building 25 and 26 need new clutches. We will be taking bids for elevator contracts soon.

Phyllis Pucci said that the Board will pay for Norman Wolfisch, our Margate Association of Condos representative, and guest to attend the installation luncheon of the association.

David Harris reported that he is taking care of irrigation.

Dena Wolfisch was able to obtain door hangers to use during hurricane season. One side has the word HELP on it and the other side has the word OK. Hang this on your door to let your neighbors know if you are okay or if you need help. A door hanger is attached to the minutes.

Phyllis thanked Lily Edward and Phil Locke for the coffee and doughnuts for the meeting which was held in the kitchen area of the auditorium in the clubhouse.

Phil Locke made a motion that the board will not meet in July and August. It was seconded and passed.

FPL would come to our meeting to in the future and talk to us about electric usage, storm preparedness, etc. They want to be guaranteed 20 attendees. Dena Wolfisch will look into setting up a meeting with FPL.

The meeting adjourned at 10:30 A.M.

A discussion was held after the meeting adjourned. Phyllis Pucci announced that it is very important for all to attend the May meeting as we will start to discuss our budget.

**Important note:** Phyllis Pucci and Joan Nordholz attended the meeting put on by Jeremy Ring in the Clubhouse April 16, 2007. The meeting covered Identity Fraud as well as Reverse Mortgages. Prices of gasoline, insurance, taxes, association fees, etc. are going up and may make it difficult to keep up without tapping into the equity of your home. A Reverse Mortgage may be a solution.

**Jeff Stoneking** of Florida Capital Bank gave a presentation on Reverse Mortgage. Attached is the handout he gave us. If you wish to get information on Reverse Mortgages, his phone number is on the bottom of the handout.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dena Wolfisch". The signature is written in dark ink and is positioned above the printed name.

Dena Wolfisch

Minutes of the Holiday Springs Condo IV Board of Directors Meeting May 10, 2007

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

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

Joan Nordholz gave the Treasurer's report. It was accepted as read.

Gert Feltman gave the Recreation Board report. She noted that the chairs by the clubhouse pool are being repaired.

Norman Wolfisch gave the MAC Board report. He stated that Peter Levine of the County Appraisers office gave a report on tax-saving exemptions for Seniors.

Phyllis Pucci informed us that Advanced Roofing inspected our roofs and they are in excellent shape. Phyllis thanked Pat Lobosco who helped us find Advanced Roofing.

Phyllis reported that she and Joan Nordholz had met with Art Bross about our 2008 budget. Our biggest concern is insurance rates. One of our yearly budget problems has been that we do not put enough money in our insurance fund to meet the August 1st down payment. This year the amount is going to be almost \$10,000.00 and we might have a little over \$6,000.00 on hand. We have to plan on the maintenance payment going up on that issue alone.

Phyllis reported that the bank of the canal behind Building 26 has a slight cave in. Due to lack of water in the canal, we have had to turn off our sprinklers. (Our water used to irrigate comes from the canal water). We may have to have an engineer advise us on shoring up the bank.

We need to resurface our driveways this year. We have money set aside in our reserve fund for this project. We will be doing this sometime in the near future.

Another issue that the Board must consider before the end of the year is the elevator contract. We will have to decide what company we will use in the future.

The trash chutes are still a problem. Please don't throw oversized and bulky items down the chute because it clogs up the chutes.

We need to consider a new location for shopping carts. The meter reader objects to carts being in the way when he comes.

**IMPORTANT: Our Unit Owners meeting will be held June 12, 2007. All Unit Owners need to be present at this extremely important meeting.**

**Dena Wolfisch will arrange for a speaker from Florida Power and Light to attend our June 12, 2007 Unit Owners' Meeting. The speaker will report on managing residential electrical usage, storm preparedness, and reliable electricity.**

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

Our guest speaker was Peter Levine from the County Appraiser's Office. He gave us information regarding tax-saving exemptions including Homestead Exemption, Senior Exemptions, and Property Taxes. For more information, you may contact the Broward County Property Appraiser office at 954-357-6830 or go online to: [WWW.BCAP.NET](http://WWW.BCAP.NET).

Thanks to Gloria Haister for bring the doughnuts and to Joan Nordholz for making the coffee.

Respectfully submitted,

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

Dena Wolfisch  
Secretary

Minutes of the Unit Owners Meeting of Holiday Springs Condo IV, June 12, 2007

Phyllis Pucci called the meeting to order at 10:00 A.M. All board members were present. Dena Wolfisch read the minutes of the May meeting. The minutes were accepted as read.

Joan Nordholz gave the Treasurer's report. Joan stated that we have moved our reserve fund to another bank in order to get a better rate on our money.

Art Bross of Campbell Management gave a brief explanation of budget items. He also stated that we have an excellent roof as well as good roofer, a good plumber, and a good electrician.

The Unit Owners were given the chance to comment and discuss the budget.

A motion was made by Phil Locke to accept the 2007-2008 budget. The motion passed.

Phyllis Pucci then asked for a vote regarding the reserve fund. The Unit Owners approved the reserve fund by a vote of 42 for and 4 against. The motion adds the reserves of \$9.00 for a one bedroom and \$11.00 for a two bedroom. Our monthly maintenance fees starting August 1, 2007 will be:

One bedroom: \$261.00  
reserve \$9.00  
\$270.00 - See revised figures below

Two bedroom: \$326.00  
reserve \$11.00  
\$337.00 **See revised figures below**

Phyllis Pucci informed us that she has been working with the Broward County Water Resources Division in regard to the problem with our canal bank. We can stabilize the bank by planting native plants. We will begin the process sometime this year. Phyllis also told us that she has written a letter to People's Choice regarding the loss of premium channels that occurs on windy days. She has asked the company to call her about this situation.

Julio D'Gabriel and Pat Lobosco volunteered to research elevator companies. The Board needs ideas because our contract with Mowrey (Orical) is up in early 2008.

The meeting adjourned at 11:00 A.M. Following the meeting, Florida Power and Light gave a presentation about residential electrical management.

Respectfully submitted,

  
Dena Wolfisch

**Addendum to the June 12, 2007 Unit Owners' Meeting**

The Condo IV Board held an emergency meeting on June 20, 2007 and approved a revised budget. **This results in a new reduced monthly maintenance fee which will be due August 1, 2007:**

One bedroom	\$255.00
reserve	<u>\$9.00</u>
	\$264.00

Two bedroom	\$319.00
reserve	<u>\$11.00</u>
	\$330.00

Respectfully submitted,



Dena Wolfisch  
Secretary

**Minutes of the Board Meeting of Holiday Springs Condo IV**  
**October 9, 2007**

Phyllis Pucci called the meeting to order at 10:00. Six Board Members were present. Dena Wolfisch was excused.

Joan Nordholz read the minutes of the June 12 Unit Owners' Meeting. Phil Locke moved the minutes be approved; Gloria Haister seconded the motion. The minutes were approved as read.

Joan Nordholz read the Treasurer's Report. Phil Locke moved the Treasurer's Report be accepted as read; Lily Edwards seconded. The report was accepted as read.

Gert Feltman reported on the Recreation Board. Since they did not meet during the summer, there was not much to report; other than work on the Ladies Spa which, at this time has not been started.

There were no reports on the MAC meeting or elevator quotes.

Phyllis brought us up to date on the roadway repair. The road is in such bad shape that it will have to be milled or ground up and then a new layer laid down. A decision will be made before the end of October; work will probably be done in November.

Bushes to strengthen our canal bank have been planted at the east end of Building 26. They are beautiful. This will be extended along the canal bank behind both of our buildings. This will beautify the area as well as stabilize our bank as the roots grow downward.

Joan reported on landscaping plans. Within a few weeks trinette and plumbago bushes will be planted in the areas where the snow on the mountains had to be removed. Roadway beds will be tended to after the road is resurfaced.

The palm trees that have yellow "crime scene" looking tape around them are those suggested to be taken down. The city will have to tell us how many can be taken down and whether we have to replace them with something else.

Bug-Off will be around in November to do their yearly spraying. Once we know the date it will be posted, at least two weeks prior to that time.

In the Open Discussion section of our meeting Phyllis addressed a very troubling find. It has been discovered that, even though for the last thirty years Condo IV has been considered an over 55 association, this is not stated in our documents. Apparently this became a law in 1988 but this was never brought to the attention of the Board at that time by either Campbell Management or our Attorney. We must work on an amendment to rectify this oversight. You will receive information on this within the next week. We will vote on it in a special part of the Board Meeting, November 13. It is extremely important that you try to attend the meeting; if you can't attend be sure to give your proxy to someone to vote for you. The attorneys will then file the amendment in Tallahassee.

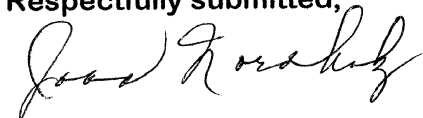
The meeting adjourned at 10:30. Phyllis then opened the floor for input from the residents.

Items brought up by the residents were about:

- Problems with People's Choice TV. Phyllis informed the group on measures being taken to correct the situation. She is constantly in touch with the President of People's Choice.
- No one has been taking care of our Community Channel i.e. Channel 34. Alan Levine volunteered to take on that task. Thank you, Alan!
- Some concerns were stated about how slow service is from Campbell Management when the Office is alerted to a problem; such things as changing walkway lights when they are burned out; poor condition of the drains and tile around them in the laundry room, especially on the fourth floor of Building 25, etc.
- It was also brought up about the mess in the garbage chute and dumpster room, particularly in Building 25. PLEASE do NOT use large garbage bags; do not put loose garbage or cartons, pizza boxes, etc. down the chute. Use only the smaller condo bags, available from Gert in Building 25-103 or John Szlodko in Building 26-208. The small plastic bags from the grocery store are also all right. Building Captains have been instructed not to clean the chute. When the chute is backed up it is everyone's responsibility to call the office. There shouldn't be a problem when the office is closed over the weekend since our garbage is picked up on Fridays and Tuesdays; if it is backed up at night you can wait until morning to call.

The discussion between unit owners and board members ended at 11:15 AM. Coffee and cookies were enjoyed by all.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Joan Nordholz".

Joan Nordholz for Dean Wolfisch



Minutes of the Board Meeting of Holiday Springs Condo IV  
November 13, 2007

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

Dena Wolfisch read the minutes of the October meeting. They were approved as read.

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

Alan Levine gave a report on the MAC meeting. Alan is our new representative to the MAC board.

Gert Feltman gave the report from the Rec Board. The board approved chess games.

Phil Locke reported on the driveway paving project. Bids are being considered for the job.

The Board meeting was adjourned at 10:15 A.M.

Phyllis Pucci called for a special meeting to be held. The purpose of this meeting was to discuss the proposed amendment that Condo IV be considered as an over 55 association. Discussion followed.

Phyllis Pucci called for a vote on the amendment that Condo IV be considered as an over 55 association. The amendment that Condo IV be considered as an over 55 association passed. It was passed by 49 votes. Our Condo IV documents will be amended to state that Condo IV association is an over 55 association.

The meeting was adjourned at 10:35 A.M.

Respectfully submitted,



Dena Wolfisch  
Secretary

Minutes of the Unit Owners Meeting of Holiday Springs Condo IV- December 11, 2007

Phyllis Pucci called the meeting to order at 10:00 A.M. All board members were present except for Lily Edwards.

Dena Wolfisch read the minutes and they were accepted as read.

Joan Nordholz read the treasurer's report. Joan stated that \$5.50 was spent to send out notices of the Unit Owners meeting.

Alan Levine reported on the MAC meeting. He stated that the January 29, 2008 election will be important.

Gert Feltman reported on the Recreation Board meeting.

Election of officers was held: The following were elected: Phyllis Pucci, President, Phil Locke, Vice President, Joan Nordholz, Treasurer, and Dena Wolfisch, Secretary.

Alan Levine was elected as a new Board Member. Thanks to Denny Augustus for his help as a board member last year.

Phyllis Pucci reported that our lawyers have filed the documents making Holiday Springs Condo IV an over 55 association. The new documents will be mailed to you. Please add them to your condo documents.

Joan Nordholz reported that the new landscaping project has been done in the front of our buildings.

The driveway paving project should be done by the end of January.

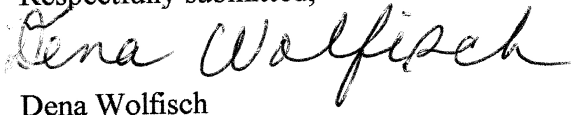
Thanks to Julio D'Gabriel and Pat Lobosco for going over the information regarding the elevator contract.

Phyllis Pucci reported that she has talked to many people regarding the condition of the canal and the cleaning of the canal. A letter will be sent to Commissioner Lieberman concerning the condition of the canal.

Remember there is no smoking in the elevators.

The meeting adjourned at 11:10 A.M.

Respectfully submitted,



Dena Wolfisch