

**Minutes of the Board Meeting of Holiday Springs Condo IV- January 13, 2009**

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

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

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

Alan Levine reported on the MAC meeting. Elevator inspections were discussed. Our elevators are up to code.

Phyllis Pucci reported that the FX channel will be added sometime next month to our television line-up.

Phyllis Pucci suggested that we could raise the cost of our laundry machines to \$1.00 each in order to add money to our reserve fund.

A motion was made to raise the cost of the laundry machines to \$1.00 each. The motion passed. Laundry machines will now cost \$1.00 and the extra money will go to our reserve fund.

The meeting adjourned at 10:50 A.M.

Respectfully submitted,



Dena Wolfisch



**Minutes of the Board Meeting of Holiday Springs Condo IV- February 10, 2009**

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

Dena Wolfisch read the minutes of the <sup>January</sup>~~December~~ meeting. They were accepted as read.

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

Alan Levine reported on the MAC meeting.

Gert Feltman gave a report on the Recreation Board Meeting.

Phyllis Pucci informed us that planting on the canal will be done this month.

Phyllis Pucci will ask our insurance broker to come to the March meeting to discuss insurance companies. This will help those people who have State Farm homeowner policies to get information on insurance companies.

The meeting adjourned at 10:30 A.M.

Respectfully submitted,



Dena Wolfisch  
Secretary



## **Minutes of the Board Meeting of Holiday Springs Condo IV- March 10, 2009**

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

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

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

Joan Nordholz read the MAC report in Alan's absence. A reminder to all that clean cardboard can be disposed of in newspaper recycling receptacles. Be sure to break down boxes before you throw them in the receptacles.

Gert Feltman gave a report on the Recreation Board Meeting. There will no more cabarets due to lack of attendance. Volunteers are needed to help with events sponsored by the Recreation Board. There will also be an AARP driving class in April. Cost is \$10.00. Sign up in the clubhouse.

We will be getting the FX channel soon.

Phyllis Pucci informed us that cars parked in a reserved spot without a condo sticker would result in a notice to be towed. If that does not solve the problem, we will make plans to have the vehicle towed away.

The meeting adjourned at 10:30 A.M.

After the meeting adjourned Mario Gonzalez, our insurance broker, spoke to us about the insurance issues regarding condos.

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 and title.

Dena Wolfisch  
Secretary

## **Minutes of the Board Meeting of Holiday Springs Condo IV- April 14, 2009**

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

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

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

Alan Levine gave the MAC report.

Alan Levine gave the Recreation Board Meeting report in Gert Feltman's absence. The Board decided not to rent the auditorium to outsiders anymore.

Phyllis Pucci reminded us that grants are still available for refurbishing condos. Call the Grant Office at 954-973-3300 for information.

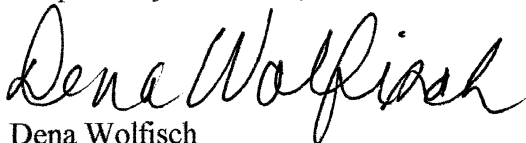
Phyllis Pucci stated that we need to discuss the budget issues, especially the reserve fund at the May meeting. It is important, so please come to this meeting.

Phyllis Pucci thanked the board members for their service. She also thanked Denny Augustus for his service.

The meeting adjourned at 10:40 A.M

**Reminder:** Please do not put cardboard boxes and large bags of trash down the garbage chute. They stop up the chute. Once you have broken down the cardboard boxes you can put them in the newspaper bin. We are really having problems with the garbage chutes. Let's keep our chutes working properly!

Respectfully submitted,



Dena Wolfisch  
Secretary

**Minutes of the Board Meeting of Holiday Springs Condo IV- May 12,2009**

Phyllis Pucci called the meeting to order at 10:00 A.M. All Board Members were present except for Gloria Haister.

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

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

Alan Levine gave the MAC report. Installation was held for the MAC board this month.

Gert Feltman gave the Recreation Board meeting report. She reminded us that there will be a picnic to celebrate Memorial Day and July 4th.

Phyllis Pucci informed us that she has talked with the City of Margate in reference to inspections of palm trees. Some of the palm trees near our buildings are hazardous to our buildings and we would like to have them removed. She will let us know what happens about this matter.

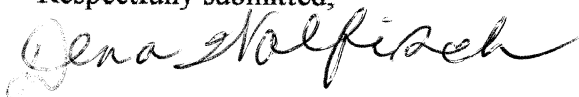
Phyllis Pucci also reminded us that with the hot summer months arriving we should make sure our air conditioners are in good working order.

A discussion was held in reference to the reserve fund. Phyllis was given permission by the Board members to determine if an increase in the reserve fund will be necessary.

Reminder: Our Unit Owners meeting will be held in June. It is very important so all unit owners should attend!

The meeting adjourned at 11:00 A.M.

Respectfully submitted,

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

Dena Wolfisch  
Secretary

**Minutes of the United Owners Meeting of Holiday Springs Condo IV- June 9, 2009**

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. They were accepted as read.

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

Gert Feltman gave the Recreation Board meeting report. She reminded us that there will be a picnic to celebrate July 4th. Shows will also be held once a month.

Phyllis Pucci informed us that she has permits from the City of Margate to remove 6 palm trees that are near the buildings. We will replace these hazardous trees with fox tail palms. We will also trim the Buttonwood trees.

The Board voted and there will be no board meetings in July and August.

The reserve fund was approved by a vote of 40 for the reserves and 6 against the reserves.

**New maintenance fees that will be due in August are as follows:**

**One bedroom apartments will be \$276.00 per month**

**Two bedroom apartments will be \$344.00 per month**

**Our reserves will not increase this year.**

A motion was made to approve the budget. It was approved by a vote of 20 for and 2 against.

The meeting adjourned at 10:50 A.M.

Respectfully submitted,



Dena Wolfisch

Secretary

**Minutes of the Board Meeting of Holiday Springs Condo IV- September 10, 2009**

Phyllis Pucci called the meeting to order at 10:00 A.M. All Board Members were present except for Alan Levine who was excused.

Dena Wolfisch read the minutes of the June Unit Owners' meeting and they were approved as read.

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

Gert Feltman gave the Recreation Board meeting report. She informed us that the card room chairs were repaired.

Phyllis Pucci reminded us to have our hot water heaters and toilets checked to make sure there are no leaks. The Condo association is responsible for replacing the dry wall should a leak occur and this can be very costly.

We have new chaise lounges at our pool. Soon we will get new chairs to match. The pool will be resurfaced in December.

Thanks to Gloria Haister for doing wonderful landscaping.

We wish Lily Edwards a speedy recovery.

Meeting adjourned at 10:30 A.M.

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 and title.

Dena Wolfisch  
Secretary

**Minutes of the Board Meeting of Holiday Springs Condo IV– October 13, 2009**

Phyllis Pucci called the meeting to order at 10:00 A.M. All Board Members were present except Dena Wolfisch who was excused.

Joan Nordholz read the minutes of the September Board Meeting and they were accepted with correction. Phil Locke had not been able to attend the September Meeting.

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

Gert Feltman gave the Recreation Board Meeting Report. She called our attention to the new carpeting and painting in the Card Room. They will be purchasing, a little at a time, some new commercial grade exercise equipment. The pool will be refinished during the month of December.

Alan Levine gave the MAC (Margate Association of Condominiums) Meeting report. Sheriff Al Lamberti was the speaker. The message was to be alert to your surroundings. Identity theft is the biggest crime in Broward County. There is an on-line program on Cybervision to receive e-mails or text messages from the Sheriff's Department. See Alan if you are interest in accessing this program.

Phyllis informed us that the Broward Transportation Department would like to make a presentation at our meeting to get your ideas of our transportation needs. The members concurred that we should arrange this meeting.

Our car bumpers need re-numbering. Plans are being made.

Be alert to anything suspicious on our parking lots. Call the police to report it immediately. There is a number for the police department on the last page of your phone list.

Gloria Haister informed us of a scam going on. Papers are put on the back car window. The driver sees it when ready to drive out. Gets out of car to see what it is. Car jackers are near by and steal the car, possibly with the person's purse inside. Don't get out. Drive away and later remove the papers.

The meeting adjourned at 10:45

Respectfully submitted,



Joan Nordholz for  
Dena Wolfisch

**Minutes of the Board Meeting of Holiday Springs Condo IV November 10, 2009**

Phyllis Pucci called the meeting to order at 10:00 A.M. All Board Members were present except Joan Nordholz who was excused.

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

Phyllis Pucci gave the treasurer's report in Joan's absence and it was approved as read.

Gert Feltman gave the Recreation Board meeting report. She informed us that wheelchairs and walkers can be loaned at the Clubhouse. The pool at the clubhouse will be closed for repairs as of November 30, 2009. A retractable awning will be installed over the food court.

Alan Levine gave the Margate Association of Condominiums report. Fire safety was discussed. Single-stream recycling is not in effect for condominiums because we are under a special contract that must be renegotiated. Continue to use our present system of recycling.

We will be painting and re-numbering our car bumpers soon.

Meeting adjourned at 10:30.

We had two guests from Broward County Transit at our meeting. Doris Williams and Judith Mayne informed us of bus routes in Broward County. They gave us a phone number for Broward Transit questions: 954-357-8400.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dena Wolfisch". The signature is fluid and elegant, with the first letters of the first and last names being capitalized and prominent.

Dena Wolfisch  
Secretary

Minutes of the Condo IV Unit Owners' Meeting -December 8, 2009

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

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

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

Alan Levine reported on the Margate Associates of Condominiums meeting. A scam is going on from a company called Republic Management. It seems that this company makes telephone and mail solicitations claiming to be able to represent condominiums in contract negotiations with a variety of service vendors, but they actually deliver nothing.

Gert Feltman reported that the Recreation Board meeting would be held on December 9, 2009. She will give us an update at the next meeting.

Phyllis Pucci gave a report on the events of 2009: Six new Fox tail palms were planted to replace the old palm trees that had become problematic. The Fox tail palms are self-shedding therefore we won't have to have them trimmed.

Phyllis thanked David for the great job he did on painting and renumbering our bumpers. Phyllis also stated that 15 of our units received Grant money. Approximately \$750,000 was invested in our buildings. After the first of the year our pool will be worked on; the big pool should be finished by then.

A thank you from the Board to everyone for their continued cooperation and best wishes for a Happy Holiday. Thanks to our Building Captains-

Election of Officers was held. Our Officers are as follows:

Phyllis Pucci, President Dena Wolfisch, Vice President

Joan Nordholz, Treasurer, Alan Levine- Secretary

Again, don't throw large bags of trash, cardboard boxes and newspapers down the chute!! This causes the chutes to backup!! Please cooperate!!

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

Respectfully submitted,



Dena Wolfisch  
Secretary