

Holiday Springs Village Association Condominium IV Minutes

Tuesday, January 12, 2010

- Meeting called to order at 10:03am by President Phyllis Pucci.
 - Pucci introduced the new officers for the year 2010: She continues as president, Dena Wolfish is the new vice president, Alan Levine the new secretary, and Joan Nordholz continues as treasurer. Phil Locke, Brian Cocker, and Gloria Haister are *Members-at-Large*.
 - **Roll Call** taken by Secretary Alan Levine. All Board Members (Pucci, Wolfisch, Levine, Nordholz, Cocker, Locke, Haister) present.
 - **Minutes** of the December meeting read by Levine. Motion by Haister (seconded by Cocker), accepted as read.
 - **Treasurer's report** given by Treasurer Joan Nordholz. Motion by Haister (seconded by Cocker), accepted as read.
- Recreation Board report** given by Gert Feltman:
 - There was no Rec Board meeting last week.
 - The Clubhouse Swimming Pool had been renovated. It is hoped that it will be open by the end of January.
- The **Margate Association of Condominiums (MAC) report** for January was given by Levine:
 - According to Margate Police Chief Jerry Blough, the police have limited authority when it comes to enforcing condominium regulations. Residents whom we consider to be unauthorized are considered by the police *not* to be trespassing if they have a key and/or appear to be living on property. However, the police *will* continue to respond to our calls about suspicious persons loitering in the parking lots or by the pool.
- Pucci informed us that our **satellite pool** will soon be taken out of service for remodeling.
 - Tile colors will be chosen to blend with our recently-purchased pool furniture.
 - Locke asked if it is necessary to get multiple quotes. Pucci responded that she has already gotten multiple quotes, and she has signed the contract with the same company that did the Clubhouse pool. It will cost Condo 4 approximately \$2,500. (Board approval is not needed for under \$5,000.) Condo 6, because they have more units, will pay approximately \$3,000.
- Pucci mentioned that it had been brought to her attention that someone in building 25 has a dog. No one at the meeting who lives in building 25 is aware of this. A discussion of pets-on-premises followed. It was emphasized that we do not allow dogs (except for seeing-eye dogs).
 - ANYONE DETECTING A DOG LIVING ON PROPERTY should please NOTIFY DAVID HARRIS.
 - If you TEMPORARILY have a dog visiting, inform your building captain.
 - Levine suggested that residents with dogs be fined. Discussion tabled.
 - Pucci mentioned that our bylaws state that pets are permitted as long as they do not go out and dirty up the place, make noise, or create a smell.

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- The bank has finally taken over the foreclosed Barrone apartment (25/403).
 - We should soon be receiving the maintenance payments for it.
 - There was discussion about the Key Committee continuing to have access to the apartment in an emergency, since the bank had changed the lock.
- Maintenance:
 1. Two units remain to be renovated under the **Home Rehabilitation Grant Program**: Phil Locke's (25/206) and Jennifer Zalenka's (25/204).
 2. The poolhouse roof needs repair.
 3. Cocker reported that the cold weather is causing cracks to open in the walkways. Pucci stated that the walkways will be re-sprayed after all the apartment renovations are completed.
 4. The cold weather is causing ant problems, especially in first-floor units. Pucci is going to call **Bug Off** today. Everyone is reminded to call **Bug Off** whenever necessary.
- Pucci suggested that because Condominium laws have changed so much during the past thirty years, we should get some quotes from attorneys or paralegals for fine-tuning our **Documents**.
- Motion to adjourn made by Wolfisch (seconded by Haister) at 10:35am.

Thanks to Brian Cocker, now in charge of setting the hall and providing refreshments for the Board Meetings. Our appreciation to Joan Nordholz, his predecessor for that endeavor.

If anyone witnesses a contractor placing refuse into a garbage dumpster, please notify Norman Wolfisch (for building 25) or Brian Cocker (for building 26).

Respectfully submitted,


Alan M. Levine

Attendance

Phyllis Pucci,
Dena Wolfisch,
Alan Levine,
Joan Nordholz,
Brian Cocker,
Phil Locke,
Gloria Haister

David Harris,
Gert Feltman,
Denny Augustus,
Allan Friedman,
Jean Cirignano,
Jane Schnitzer,
Milton Hesslein,

Sherry Goldfinger,
Ida Murray,
Merriam Paul,
Mel Paul,
Blanche Mandell,
Fred Garfinkel

**Holiday Springs Village Condominium IV Association
Board of Directors Meeting Minutes – Tuesday, February 9, 2010**

- Meeting called to order at 10:03am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. Phil Locke absent; all other Board members present. (Mr. Locke subsequently arrives at 12:32.
- **Minutes** of the January meeting read by Alan Levine. Phyllis clarifies that it is not our **Bylaws** that state that pets are permitted on property, but our **Rules and Regulations**. Motion by Dena Wolfisch (seconded by Gloria Haister) to accept minutes as read.
- **Treasurer's report** given by **Joan Nordholz**. Motion by Gloria Haister (seconded by Dena Wolfisch), accepted as read.

Phyllis informs the Board that Alan has resigned as the **Margate Association of Condominiums (MAC)** delegate. Until a replacement is appointed, Phyllis will give the **MAC** reports from the **MAC** minutes if there is anything of interest to us.

- **Recreation Board** report given by **Gert Feltman**:
 - **Milt Hesslein**, the sculpture shop instructor, will be vacating the shop due to his agreement with a ruling by the Recreation Board that he must allow unlimited access to everything in the shop (including his personal pools, which include an unprotected-blade table saw) at all times. The ruling had been prompted by a complaint from a new owner that he (the owner) had been denied the right to use the saw.
 - An open discussion on the above topic followed.

OLD BUSINESS

- With respect to last month's suggestion that we investigate fine-tuning our documents, Phyllis had spoken with the attorneys **Becker & Pollakoff**, who recommended that they be *amended* to be brought up to date, not completely re-done. They charge \$650 for that service.
 - A discussion followed about whether the existing master document be re-printed, revised pages added to the end, or revised pages inserted in place of the pages replaced.
- The swimming pool is now being worked on. David Harris informs us that the filter motor is burnt out because it was allowed to operate after the pool had emptied. This issue will be resolved prior to the pool renovation company getting its final payment.

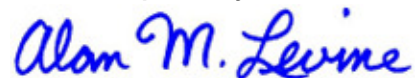
NEW BUSINESS

- Phyllis mentioned that our **keylock system**, in which everyone's key is itself kept under lock and key, works well. However, when new owners move in or when a door is replaced, we often fail to be given a new key.

Everyone: Be sure we have a copy of your current key. If we do not, and if it is necessary for us to enter your apartment for an emergency, we will break in and YOU will have to pay to have the damage repaired.

Motion to adjourn made by Gloria Haister (seconded by Dena Wolfisch) at 10:45am.

Respectfully submitted,


Alan M. Levine

Attendance

Phyllis Pucci
Dena Wolfisch
Alan Levine
Joan Nordholt
Brian Cocker
Phil Locke (late)
Gloria Haister

David Harris
Gert Feltman
Denny Augustus
Helen Augustus
Allen Friedman
Jane Schnitzer
Milton Hesslein

Sherry Goldfinger
Ida Murray
Miriam Paul
Mel Paul
John Szolodko

Holiday Springs Village Condominium IV Association Board of Directors Meeting Minutes – Tuesday, March 9, 2010

- Meeting called to order at 10:02am by President Phyllis Pucci.
 - **Roll Call** taken by Secretary Alan Levine. All Board members present.
 - Motion by Joan Nordholz (seconded by Phyllis Pucci) to accept last month's minutes as read. Passed.
 - **Treasurer's report** given by **Joan Nordholz**. Security money from a new owner (Mohamed Wahab, 25/205) has been added to the escrow account. Motion by Gloria Haister (seconded by Dena Wolfisch) to accept the report as read. Passed.
- **Recreation Board** report given by **Gert Feltman**. Because of the Health Fair, last week's Recreation Board meeting was cancelled.
- Because we do not have a **MAC (Margate Association of Condominiums)** delegate, there was no **MAC** report.

OLD BUSINESS

- Phyllis states that we had placed a lien (at a cost of \$1,700) against one of the units that is in foreclosure. A *second* unit that is in foreclosure is about to go to court.
- With respect to foreclosed unit **403** in building 25, we should start receiving the monies owed us from the bank in about thirty days.
- According to David Harris, the swimming pool is now working fine. We have not been billed for the repairs incurred last month.
- **PARKING:** Visitors are continuing to park in other unit owners' reserved spaces, or in no-parking areas. If you encounter an offender, notify David Harris; he will place a red violation notice on the offender's window. **Twenty-four hours after a vehicle is tagged for the first time, it will be towed away the subsequent time it is discovered illegally parked. It is not necessary for it to be parked in the spot twenty-four hours continuously.**
 - It **is** permissible for your guest to park in **your** space for a short period of time – *hours, not days* – **IF** you first clear it with your building captain.
 - It is permissible for your guest to park in **another owner's** space for a short period of time – *hours, not days* – **IF** you first clear it with that other owner **AND** with your building captain.

NEW BUSINESS

- Phyllis had investigated getting our washing machines replaced under the **Cash for Clunkers** program. However, according to State Senator Jeremy Ring, condominiums are excluded from that program.
- Phyllis announces that prior to this meeting there had been an **Executive Meeting** to discuss a new-owner application that we had denied for poor credit. The applicant claims that she had been the victim of identity theft, so the case will be reconsidered if she first fulfills our conditions. We had gotten stung in the past for being too liberal, so we must now be more selective with whom we approve.

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- Phyllis mentioned that we have had problems when people move in and out of their apartments. Therefore, moving will be allowed only between 8:30am and 5pm Monday through Friday, as that is when there is a maintenance man on duty. **Anyone moving at any other time will be charged for damages incurred if there should be a problem.**
- Joan Nordholz informs us that a strap on one of the new pool chairs is missing a rivot. David Harris will investigate repairs and warranty coverage with the vendor.
- Phyllis reports that she has been hearing strange noises from above, mostly beginning around 6:30am. An open discussion followed, as others have been hearing noises as well, and at odd times. David Harris reports that there are no crawl spaces or openings on the roof that could be responsible. Regardless, he has tightened down everything up there *can* be tightened.
- **Contractors may not begin work before 8am, and must stop at 5pm.**
- Dena Wolfisch reports that a few weeks ago, the police were called to investigate teenagers who were hanging out in Condo 6's irrigation shed. **We should all be on the lookout for strangers hanging out on our property. Do not confront them yourselves; call the police.**
- **Milton Hesslein** is in the process of clearing out the **Sculpture Studio**, and **Julio D'Gabriel** is in the process of clearing out the **Art Gallery**. Most items are free for the taking. **Anyone interested, contact Milton and/or Julio.**

Motion to adjourn made by Alan Levine (seconded by Joan Nordholz) at 10: 56am. Passed.

Respectfully submitted,

Alan M. Levine
Alan M. Levine

Attendance

Phyllis Pucci
Dena Wolfisch
Alan Levine
Joan Nordholz
Brian Cocker
Phil Locke
Gloria Haister

David Harris
Gert Feltman
Denny Augustus
Mel Paul
Miriam Paul
Allen Friedman
Milton Hesslein

Sherry Goldfinger
Blanche Mandell
Fred Garfinkel
Julio D'Gabriel
John Szolodko
Norman Wolfisch
Gene Hammersley

Holiday Springs Village Condominium IV Association Board of Directors Meeting Minutes – Tuesday, May 11, 2010


- Meeting called to order at 10:05am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. All Board members present except Gloria Haister, who had been excused.
- **March's minutes** (there was no meeting in April) read by Alan Levine with one correction. Motion by PHYLLIS Pucci, seconded by Deana Wolfisch, to accept as read. Passed unanimously.
- **Margate Association of Condominiums** report given by **Joan Nordholz**. (Joan is our new MAC delegate.)
 - A representative from State Senator Jeremy Ring's office had spoken about things that can be done with unit owners whose maintenance payments are ninety days or more in arrears; privileges to the facilities can be denied to them. However, there may be a problem with enforcement.
 - MAC has renegotiated the master contract with Waste Management, which allows for co-mingling of all recyclables and results in an eighteen percent reduction in fees. Holiday Springs Condo 4 just signed its individual contract with them.
- **Recreation Board** report given by **Alan Levine** in Gert Feltman's absence: The Clubhouse complex will close at 10pm (instead of the current 11pm) from June 1st through September 30th.
 - David Harris commented that the Recreation Board may rescind that decision because it would mean that one of the employees would lose an hour's pay every evening.
- **Treasurer's report** given by **Joan Nordholz**. We received the maintenance money (\$4576) from foreclosed unit 25/404 that had been owed by Deutsch bank. However, \$2,643 of it went to the attorneys. Motion by Alan Levine, seconded by Dena Wolfisch, to accept the report as read. Passed.
- **Swimming Pool Area:**
 - Eating and cookouts are permissible as long as either Phyllis Pucci or Brian Cocker is notified about it in advance and that the area gets cleaned up afterwards.
 - With respect to *attire*, although the *extremes* are not permitted – neither nudity nor evening gowns – users are not restricted to wearing actual "bathing suits."
 - Alan Levine and Brian Cocker will draft a list of swimming-pool rules and regulations for a sign to be posted in that area. Condo-6 president Mike Hecht will be consulted pending approval.
- The Cable-Television Weather Channel now shows Margate conditions during its *Local Weather on the 8's* feature.
- **David Harris** reported that the roof on the pool house should be repaired before the rainy season. He and Brian Cocker will further look into it as soon as possible.
- **Alan Levine** mentioned that we should decide what to do with the old pool-area chairs. They are piled up in the men's room. Phyllis replied that we will keep a few of them to augment the new chairs. Otherwise, we can donate some to the Salvation Army, or ...

we will give away the old chairs to anyone who wants them. If you are interested, contact Phyllis.
- A couple of weeks ago, someone from building 25 parked a boat trailer in the parking lot. **Boat trailers are NOT permitted on premises.**

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- Phyllis had spoken with Jeremy Ring's office about why condominiums are excluded from getting washers and dryers replaced under the **Cash for Clunkers** program. It is because we are classified as a *business* due to the fact that we make money on them.
- Phyllis mentioned that she is very concerned about an item in our documents that gives banks the right to resell foreclosed units *without* the condo association's approval of the buyer. One of our most recent sales was to an unapproved applicant, and we are facing three more foreclosures.
- Dena Wolfisch reported that at least one contractor is working past the 5pm deadline. David Harris will speak with him about it.
- The main reason that moving-in/moving-out activities are limited to the times that a maintenance man is on duty is because jamming open the elevator door longer than its time-out interval causes its controller to crash. With no maintenance man on duty, we are then without elevator service until the next business day. **If the weekend is the only time you have available to move, contact Phyllis or your building captain and special arrangements will be made.**
- Our new **Waste Management** contract calls for co-mingled recycling. May's *Villager* article indicates which materials can be dumped into the recycling dumpster, but it is not clear what we should do with **non-recyclable** materials.
 - Deposit batteries into the cans in the 2nd-floor laundry rooms.
 - Deposit fluorescent tubes into the containers in the 3rd-floor storage areas.
 - Contact David Harris to pick up paint cans that still contain paint. *Empty* paint cans or those containing *dry* paint should be put into the *garbage* dumpster.
 - Other hazardous waste needs to be taken to the Broward County Recycling Plant on Powerline Road (south of Sample Road on the east side of the street).
 - Throw questionable items into the regular garbage dumpster.
- The additional work to the swimming pool is complete. It had been taken out of service the second time because the inspectors had deemed the tile trim around the steps to be too slippery.
- Motion to adjourn made by Phil Locke and seconded by Phyllis Pucci at 10: 58am. Passed unanimously.

Respectfully submitted,


Alan M. Levine

Attendance

Phyllis Pucci
Dena Wolfisch
Alan Levine
Joan Nordholz
Brian Cocker
Phil Locke


John Szolodko
Milton Hesslein
Ray Sperling
Doris Klein
Ida Murray
Bernice Miller

David Harris

**Holiday Springs Village Condominium IV Association
Board of Directors/Budget Meeting Minutes – Tuesday, June 8, 2010**

- The Condo IV Budget Meeting was called to order at 10:17am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. All Board members present.
 - Campbell property manager Arthur Bross and David Harris present.
 - 30 residents (including the Board members) present.
- **Motion** by **Dena Wolfisch** and seconded by **Gloria Haister** to accept the **May** minutes as *distributed*. Passed unanimously.
- **Treasurer's report** given by **Joan Nordholz**. Motion by Gloria Haister, seconded by Phyllis Pucci, to accept the report as read.
- The **Reserve Fund for Deferred Maintenance and Capital Expenditures** budget was voted on by the unit owners and approved:
 - 43 of Condo IV's 64 units (67%) participated in the voting: 25 in person and 18 by proxy
 - **For accepting** the reserve fund: **39** (23 present and 16 by proxy)
 - **Against** the reserve fund: **3** (1 present and 2 by proxy)
 - **Abstention: 1**
- The **Operating Budget** and the **Reserve Fund** for the fiscal year **2010-2011** was unanimously approved by the Board of Directors. Next year's monthly assessment will be \$346 (up \$2 from this year) for 2-bedroom units and \$277 (up \$1 from this year) for 1-bedroom units.
- Motion to adjourn made by Phil Locke and seconded by Dena Wolfisch at 10:25am. Passed unanimously.

Respectfully submitted,


Alan M. Levine

**Holiday Springs Village Condominium IV Association
Board of Directors Special Meeting
– Wednesday, August 11, 2010**

- Special, unscheduled meeting of the Board of Directors. One week's notice had been given to unit owners via bulletin-board postings. All unit owners were invited to attend.
- All Board members (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Gloria Haister, Phil Locke, Brian Cocker) present. Also, David Harris of Campbell Management. Total attendance: 13.

AGENDA:

- Refurbishing **catwalks, ramps, railings, and posts**. (Previous job had been done circa 2002/2003.)
 - Contractors had submitted proposals with cost estimates ranging from \$9,000 to \$14,000. Brian Cocker, Alan Levine, and Denny Augustus have been assigned to evaluate the proposals. David Harris will first narrow-down the submissions to a few.
 - There is enough money in the reserve fund to cover costs; no special assessment required.
 - Work not to begin before the end of the rainy season.
- **Pool-house roof** is in need of repair. We are awaiting a cost estimate from David Harris.
- **Gardening** issues discussed.
 - Julio D'Gabriel and Denny Augustus are now doing our gardening.
 - Puddles have been forming at the rear of units. David Harris will investigate the condition of the air-conditioner condensate lines.
- **Abandoned units:**
 - We have not received payments from unit 25/106 in 2½ years. We have a lien against it, but it is *not* in foreclosure. Our attorneys say that there is a possibility that if the bank continues to do nothing through October, the courts will allow us to take over the deed.
 - There are two other units that have not been paying their common charges, but they *are* paying their mortgages.
- **Swimming Pool Rules**
 - A draft of swimming pool rules for a new sign, submitted by Alan Levine and Brian Cocker, underwent discussion. Deletions or modifications made and approved by the Board.
- **Gloria Haister** notifies the Board that she will be submitting her resignation.

Respectfully submitted,


Alan M. Levine

Attendance

Phyllis Pucci
Dena Wolfisch
Alan Levine
Joan Nordholz
Brian Cocker

Phil Locke
Gloria Haister


Denny Augustus
Julio D'Gabriel
Bernice Miller
Ida Murray
Jane Schnitzer

David Harris

Holiday Springs Village Condominium IV Association Board of Directors Meeting Minutes – Tuesday, Sept 14, 2010

- Meeting called to order at 10:05am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, and Phil Locke present. The position vacated by Gloria Haister is unfilled.
- Motion by Phyllis Pucci and seconded by Joan Nordholz to accept the **minutes** of the last meeting. Voted on and passed unanimously.
- **Treasurer's report** given by **Joan Nordholz**. Motion by Phil Locke, seconded by Dena Wolfisch, to accept the report as read. Passed unanimously.
- **Recreation Board Meeting** report given by **Alan Levine** in Gert Feltman's absence:
 - There are two new members on the Recreation Board: Irene Parness replaces Bill Fokken and John Perrini replaces treasurer Mush Levine.
 - The auditorium paint job is complete. Bids are out to replace the main stage curtain.
 - This coming **New Year's Eve Party** will not begin until 9 o'clock, and sandwiches will be served instead of full dinners to keep the price down.
- **Margate Association of Condominiums** report given by **Joan Nordholz**:
 - Guest speaker **Peter Levine** from the **Broward County Tax Appraiser's** office had stated that disputes to the recently sent-out TRIM notices must be filed before September 20.
 - Guest speaker **State Senator Jeremy Ring** had explained that the reason condominium foreclosures are taking so long is that the courts are backed up. He is proposing establishing a special foreclosure court for Broward County condominiums.
- **Catwalk and Ramp Repairs & Refinishing:** We are in the process of interviewing contractors.
- **New Signs:** There was a discussion on the posting of new signs: (1) "Pool Rules," that had been determined at the last meeting; (2) "No Trespassing," to be posted on the golf-course side of the swimming pool fence; and (3) "No Parking" by the garbage-room ramps.
- **Pool House Roof** repairs will be done by **David Harris** under the supervision of Brian Cocker.
- **Motion to Adjourn** made by Alan Levine and seconded by Dena Wolfisch at 10:43am; voted on and passed unanimously.

Respectfully submitted,


Alan M. Levine

Attendance

Phyllis Pucci
Dena Wolfisch
Alan Levine

Joan Nordholz
Brian Cocker
Phil Locke

John Szolodko
Jane Schnitzer
Jean Cirignano

Lorraine Greene
Sherry Goldfinger
David Harris

It is everybody's responsibility — not only that of the Board of Directors — to be sure that our condominium runs well. More and more of our original owners are leaving, so we rely heavily on our new owners and residents to pick up the slack by pitching in and helping where needed.

**Holiday Springs Village Condominium IV Association
Board of Directors Meeting Minutes – Tuesday, Oct 12, 2010**

- Meeting called to order at 10:04am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, and Brian Cocker present; Phil Locke absent. The position vacated by Gloria Haister is unfilled.
- Motion made by Dena Wolfisch and seconded by Phyllis Pucci to accept the **minutes** of the September meeting as distributed. Voted on and passed unanimously.
- **Treasurer's report** given by **Joan Nordholz**. Motion made by Dena Wolfisch and seconded by Phyllis Pucci to accept it as read. Voted on and passed unanimously.
- **Recreation Board Meeting** report given by **Alan Levine** in Gert Feltman's absence:
 - Campbell Property Manager Arthur Bross is on sick Leave. He has been replaced by Gary Cunningham.
 - Bids (which are in the neighborhood of \$4,200) are coming in to replace the auditorium main stage curtain. Although the project is in *next year's* budget, money may be found to do it out of *this year's* budget.
 - Despite the decision to have done so, the Clubhouse had *not* been closing at 10pm each evening, nor will it do so.
- **Margate Association of Condominiums** report given by **Joan Nordholz**:
 - Guest speaker **Dave Brown** from State Representative **Jim Waldman's** office explained the Constitutional Amendment referendums that will appear on this coming November's elections ballot, and he relayed **Waldman's** recommendations for how to vote on them.
- **Catwalk and Ramp Repairs & Refinishing:** Two contractors addressed the Board and unit owners with their proposals:
 - Dennis Metzger of *Complete Systems Contracting, Inc.*
 - Mike Ziegler of *A Plus Concrete Restorations*
- Motion made by Alan Levine to hire Mike Ziegler / *A Plus Concrete Restorations* – pending investigation into and approval of their business practices and soundness – to re-do our catwalks and ramps. Seconded by Joan Nordholz. Voted on and passed unanimously by all directors present.
 - The project is anticipated to start in late November or December and will take two weeks. Further details will be released as they become known.
- **Motion to Adjourn** made by Alan Levine and seconded by Dena Wolfisch at 11:31 am; voted on and passed unanimously.

Respectfully submitted,


Alan M. Levine

Attendance

Phyllis Pucci
Dena Wolfisch
Alan Levine

Joan Nordholz
Brian Cocker
Denny Augustus

Sherry Goldfinger
Jane Schnitzer
John Szolodko

Lorraine Greene
Gary Cunningham
David Harris

Holiday Springs Village Condominium IV Association Board of Directors Meeting Minutes – Tuesday, Nov 9, 2010

- Meeting called to order at 10:07am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, and Phil Locke present. The position vacated by Gloria Haister is unfilled.
- Motion made by Phil Locke and seconded by Dena Wolfisch to accept the **minutes** of the October meeting as written. Voted on and passed unanimously.
- **Treasurer's report** given by **Joan Nordholz**. Motion made by Dena Wolfisch and seconded by Phyllis Pucci to accept it as read. Voted on and passed unanimously.
 - **Phyllis Pucci** remarked that she will be calling banks to see if we can get better interest rates.
- **Recreation Board Meeting** report given by **Alan Levine** in Gert Feltman's absence.
 - All the ceiling tiles in the auditorium have been replaced. The main curtain will be replaced shortly.
 - The bocce ball courts will be re-located to the unused shuffle-ball courts.
 - New lockers have been purchased and installed in the card room for the storage of mah-jongg equipment. **Anyone currently storing equipment in the ladies' locker room must move it immediately.**
 - A propane barbeque grill was donated to the Recreation Association for unit-owners' use. Anyone wanting to use it must *reserve* it in advance and pay \$7.00 for the propane.
 - The updating of photo identification cards for next year will begin soon.
- Phyllis Pucci announced that Alan Levine is taking the place of Gert Feltman as Condo 4's representative to the **Recreation Board**. Gert may re-assume that position when she is feeling better.
- We will be foreclosing on one of the units (25/106) that have not been paying their monthly assessments – over \$12,000 is owed. We will then rent it out.
 - (Although *unit owners* are not allowed to rent out, the corporation *is*.)
 - (We will *not* be renting to make a profit, but rather to recoup some of our loss.)
- **Maintenance issues:**
 - Our **catwalks and ramps** are scheduled to be refurbished in December. Although we are planning on using *A Plus Concrete Restorations*, this is still contingent upon Mike Ziegler providing us with a satisfactory sample.
 - David Harris, under the supervision of Brian Cocker, will repair the **pool-house roof** during his vacation.
 - We are going to hire a franchise service to **scrub our elevators** once a month (cost: \$50 for both) because the current maintenance staff has been unable to make the elevators look clean.

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- Phyllis Pucci announced that there had been an article in the newspapers recently that condo board members are expected to take **a course to learn Florida's condominium statutes** (Chapter 718). Phyllis is already certified.
- Our **Board elections** are next month. There are no applications for nominees to oppose those up for re-election, so the current Board will remain as is. We *do* still need an additional member to fill the vacancy left by Gloria Haister. If we cannot fill it, we will have to reduce the number of Board members from seven to five, so an existing member will have to drop out.
- Phyllis warned us about a practice of some **insurance companies** to hike premiums by mandatorily raising **coverage amounts** (they are *not* allowed to raise *rates*). **Anyone experiencing this please report it to us so that we can get our state senator to deal with the issue.**
- The next Board meeting will be our **Annual Meeting** on December 14th. There will be no meeting in January due to Margate elections.
- **Motion to Adjourn** made by Phil Locke and seconded by Joan Nordholz at 11:01 am; voted on and passed unanimously.

Respectfully
submitted,



Alan M. Levine

Attendance

Phyllis Pucci
Dena Wolfisch
Alan Levine
Phil Locke

Joan Nordholz
Brian Cocker
Helen Augustus
Dorothy Gorelick

Donna Richardson
Gene Hammersley
Miriam Paul
Melvin Paul

Lorraine Greene
Minnette Cummins
Jean Cirignano
David Harris

**Holiday Springs Village Condominium IV Association
Board of Directors and **Annual Meeting** Minutes
Tuesday, December 14, 2010**

- Meeting called to order at 10:09 am by President Phyllis Pucci.
- President Phyllis Pucci announced that she has appointed Lorraine Greene to the Board of Directors for the remainder of Gloria Haister's term. Motion made by Alan Levine and seconded by Joan Nordholz to approve the appointment. Passed unanimously.
- **Roll Call** taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) present.
 - In attendance are fifteen (15)* unit owners from buildings 25 and 26. Twenty-one (21) additional units are represented by proxy.
 - Motion made by Phyllis Pucci and seconded by Dena Wolfisch to accept the proxies as attendance. Vote taken and passed unanimously.
 - The total representation at this **Annual Meeting** is a **fifty-six percent (56%) majority** (36 out of 64).
- Motion made by Dena Wolfisch and seconded by Phyllis Pucci to accept the **minutes** of the November meeting as written. Voted on and passed unanimously.
- Joan Nordholz gave the **Treasurer's report**. Motion made by Dena Wolfisch and seconded by Phil Locke to accept the report. Voted on and passed unanimously.
- Alan Levine gave the **Recreation Board Report** ([see attachment](#)).
 - The Officers of the Recreation Association and Condos 1 & 2 had joined forces to negotiate a good Insurance contract for next year. Condo-4 will take steps to be included in these types of negotiations in the future.
 - Motion made by Phyllis Pucci and seconded by Phil Locke to accept the report. Voted on and passed unanimously.
- Joan Nordholz gave the MAC (Margate Association of Condominiums) report ([see attachment](#)).
- **UNFINISHED BUSINESS**
 - We should have been awarded the deed last Wednesday to **abandoned unit 25/106**, although we have not as yet received confirmation. The unit still has a mortgage on it, for which we are not responsible. Neither are we responsible for taxes. The mortgagee retains his right to foreclose, but he will have to pay us for the deed. We will move ahead with getting it cleaned up for rental.
- **ELECTION OF OFFICERS for 2011**
 - Phil Locke nominates Phyllis Pucci for president. Seconded by Joan Nordholz.
 - Dena Wolfisch nominates Alan Levine for secretary. Seconded by Phil Locke.
 - Phyllis Pucci nominates Dena Wolfisch for vice president. Seconded by Alan Levine.
 - Phyllis Pucci nominates Joan Nordholz for treasurer. Seconded by Alan Levine.
 - All the above voted on and accepted unanimously.

— CONTINUED ON OTHER SIDE —

➤ **MAINTENANCE:**

- Walkway repairs are complete in Building 25. Building 26 will begin immediately.
- The pool-house roof has been repaired.
- We are rescinding the decision we had made last month to hire a franchise service to clean our elevators. Campbell Property Management's staff will do the cleaning and be given better guidelines as to how.

➤ **NEW BUSINESS:**

- We need to have the electricity turned on in the empty units in order to prevent mold.
- The next Board meeting will be on February 8, 2011. There will be no meeting in January due to Margate elections.
- **Motion to Adjourn** made by Dena Wolfisch and seconded by Joan Nordholz at 11:10 am; voted on and passed unanimously.

Respectfully
submitted,

Alan M. Levine

Alan M. Levine

Attendance

*Phyllis Pucci
*Dena Wolfisch
*Alan Levine
*Joan Nordholz
*Brian Cocker

*Phil Locke
*Lorraine Greene
*Denny Augustus
Helen Augustus
*Cesar Castillo

Fred Garfinkel
*Dorothy Gorelick
*George Grebe
*Gene Hammersley
*Blanche Mandell

*Mel Paul
Miriam Paul
*Jane Schnitzer
David Harris